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1982

APPLICATION FOR THE DESIGNATION OF THE
THEATER DISTRICT/CHINATOWN CARDBOSTON PUBLIC LIBRARY
100 NORTON STREET
BOSTON, MASS 02114

MAY 1982

CITY OF BOSTON

Kevin H. White, Mayor

BOSTON REDEVELOPMENT AUTHORITYRobert E. Farrell, Chairman
Joseph J. Walsh, Vice Chairman
James G. Colbert, Treasurer
James K. Flaherty, Assistant Treasurer
James E. Coffield, Jr., Member
Kane Simonian, Secretary
Robert J. Ryan, Director

THEATER DISTRICT PHASE I - October 1980

THEATER DISTRICT/CHINATOWN PHASE II - November 1980

Amended	June	1980
Amended	April	1982

CBD
B65M
1980

Boston Redevelopment Authority

Robert J. Ryan, Director

October 6, 1980

Executive Office of Communities and Development
Attn: Secretary Byron Matthews
100 Cambridge Street
Boston, Massachusetts 02201

Dear Secretary Matthews:

I am pleased to submit to you on behalf of the City of Boston the Theater District Phase I CARD Plan for your review and approval.

Four of the Theater District's eight legitimate theaters are in the Phase I CARD. They are the Shubert Theater, the Wilbur Theater, the Charles Playhouse and the new Metropolitan Center, which is the largest performing arts center in New England with 4,200 seats.

The Phase I CARD encompasses the major generators of the present performing arts industry which represents approximately \$24 million in expenditures annually in the local economy. The development incentives in the CARD program will provide the opportunity for enhancing this contribution through renovation of the existing theater structures.

I look forward to your timely adoption of the Theater District Phase I CARD Plan.

Sincerely,


Robert J. Ryan
Director

Enclosure



Commonwealth of Massachusetts

Executive Office of Communities and Development

Office of the Secretary

100 Cambridge Street Room 1404 Boston, Massachusetts 02202 (617) 727-7765

Edward J. King, Governor
Byron J. Matthews, Secretary

October 21, 1980

The Honorable Kevin H. White
Mayor, City of Boston
City Hall
Boston, Massachusetts 02202

Dear Mayor White:

We have received your request for approval of the Theatre District Phase I CARD Plan.

We note that the governing body on July 23, 1980 approved the above-mentioned plan as demarcating a Commercial Area Revitalization District. We further find, in accordance with the provisions of Chapter 40D (as amended by St. 1978, Chapter 495, Section 10) and of Chapter 23B (as amended by St. 1978, Chapter 499, Section 2) that:

1. The plan boundaries describe a predominately commercial geographic area;
2. That the plan's purpose shall be to prevent or avert and reverse the decay of the area covered by the plan;
3. That the plan will serve to avoid or correct the deterioration of an older commercial center resulting from the movement of commercial enterprises to previously non-commercial areas;
4. That the plan describes the area and sets forth the development or redevelopment, including public improvements, proposed to carry out the purpose of the plan.

We note that a public hearing was duly advertised and held on July 28, 1980. We find that these hearings and advertisements afforded ample opportunity for public comment and satisfy the hearing requirements of Section I. (4) of the Rules and Regulations for securing CARD Plan approvals.

We further note that the Boston Redevelopment Authority will be the overseeing agency for implementation of the CARD Plan.

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Housing will not be a permitted use of the Revenue Bond program until the Plan has been amended to include housing as part of the strategy for revitalization of the area and the Governing Body has held a hearing and approved the findings in accordance with the statute.

Therefore, we hereby approve the Theatre District Phase I CARD Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read "Byron", written over the printed name.

Byron J. Matthews
Secretary
Executive Office of
Communities and Development

BJM:kp

TABLE OF CONTENTS

- 1.0 Rationale for Designating the Theatre District Phase I CARD
 - 1.1 Rationale for Phasing the Theatre District Phase I CARD
 - 1.2 Rationale for Designating the Theatre District Phase I CARD
- 2.0 Plan Objectives of the Theatre District Phase I CARD
- 3.0 Boundaries of the Theatre District Phase I CARD
- 4.0 Land Use and Zoning
- 5.0 Theatre District Phase I CARD Plan Strategy
 - 5.1 Public Improvements and Facilities
 - 5.2 Use of Development Incentives Available Within Approved CARD Areas
 - 5.3 General Character of Development/Redevelopment
 - 5.4 Local Financial Commitment
 - 5.5 Compatibility with Downtown Development
 - 5.6 Land Use and Design Controls
- 6.0 Finding of Conformance with Other Local Plans
- 7.0 Business Community Participation Provisions
 - 7.1 Business Community Participation in the Development and Marketing of the Theatre District Phase I CARD Plan
 - 7.2 Business Community Participation in the Implementation of the Theatre District Phase I CARD Plan
- 8.0 Project Submission and Certification Requirements
- 9.0 Description of the Implementing Agency
- 10.0 Notice of Public Hearing
- 11.0 City Council Resolution
- 12.0 Opinion of Counsel

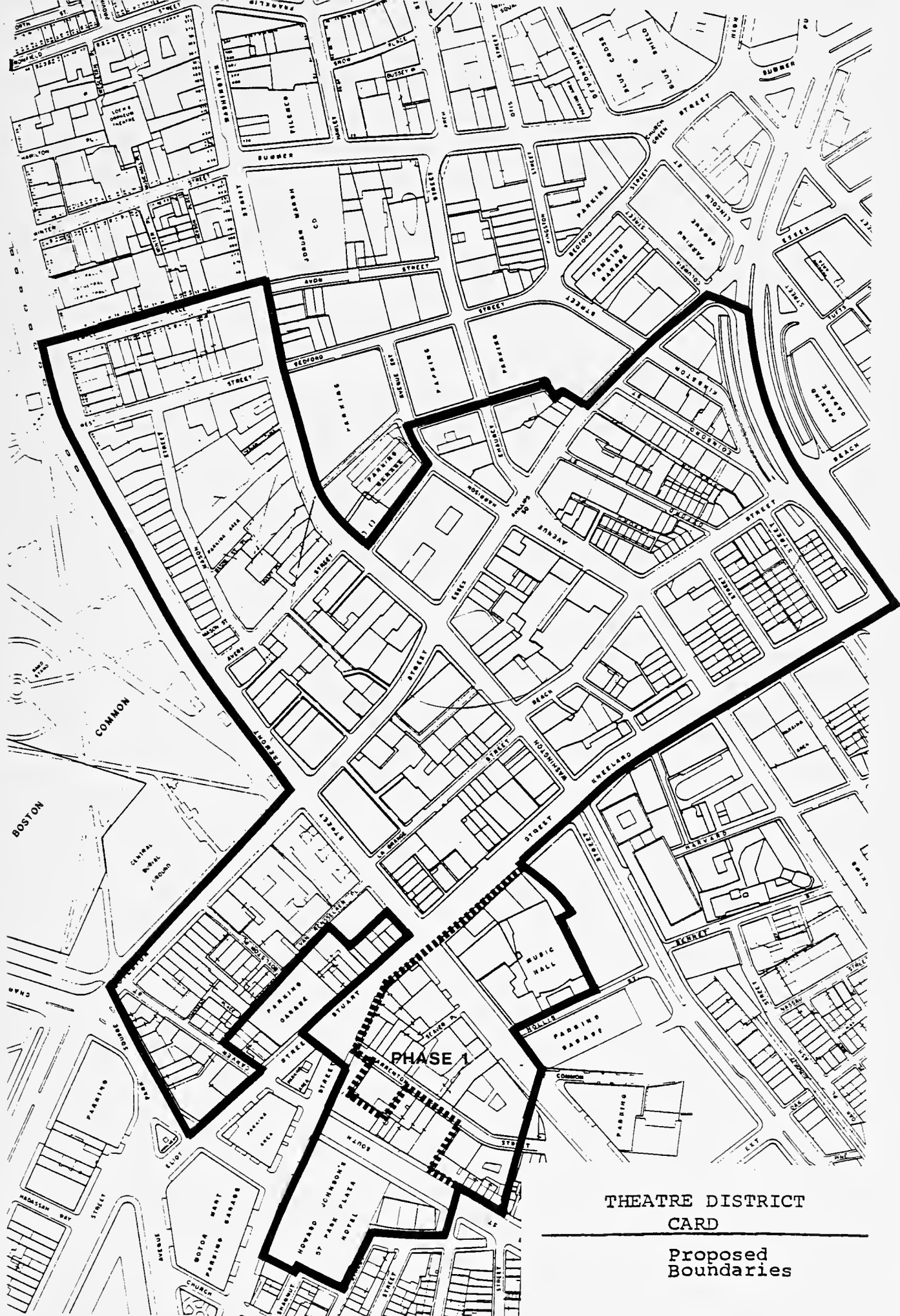
1.0 RATIONALE FOR DESIGNATING THE THEATRE DISTRICT PHASE I CARD

1.1 Rationale for the Phasing of the Theatre District/Chinatown CARD

The State of Massachusetts, through the CARD program, has since early 1979 offered significant rehabilitation and development incentives to existing and prospective building owners. The program is both straightforward in impact on the feasibility of potential projects and yet complex in impact on the areas overlain with CARD plans.

The Boston Redevelopment Authority has been studying the potential use of the CARD program within the Theatre District/Chinatown area with the assistance of neighborhood businessmen and residents for over a year. In that time, important issues have arisen from all participants as to appropriate use of the CARD program. Downtown locations in major cities such as Boston make boundary drawing a difficult proposition. As the City's planning agency, the BRA would like to see the program targeted to those areas most in need of rehabilitation and development incentives. Also there is a concern that existing housing or future housing sites not be displaced via commercial development incentives. Thirdly, displacement of manufacturing jobs via commercial conversions is a delicate planning concern. These and others are the foci of important continuing discussion of an area as diverse as that titled Theatre District/Chinatown.

This presently proposed CARD plan is the first phase of a larger CARD plan which encompasses an area generally running from Temple Street on the north, Charles Street South on the west, Elliot Norton Park on the south and the Surface Artery on the east (please see map following page). The BRA is committed to and is preparing a CARD plan for this broader area. The need to carry on further discussions with neighborhood participants, notably Chinatown, West Street Businessmen's Association and others, necessitates a phased approach. Circumstances involving the construction scheduling and need for I.R.B. financing for the Metropolitan Center Inc.'s, renovation and expansion of the Music Hall further confirm the wisdom of proceeding on a phased implementation of the Theatre District/Chinatown CARD. The extra weeks it would take to produce a plan for the entire Theatre District/Chinatown CARD would jeopardize the construction scheduling for the Metropolitan Center's plan. The revitalization of Boston's Theatre District is a City priority and the Metropolitan Center's plan is seen as a key to realizing that goal.



THEATRE DISTRICT
CARD

Proposed
Boundaries

1.2 Rationale for Designating the Theatre District Phase I CARD

In designating the Theatre District Phase I CARD, the portion of the overall area most influenced by adjacent development activity will obtain the economic stimulators of the program to complement this development. The northwest corner of the Phase I CARD touches the site of the \$80 million State Transportation Building and public improvements slated for Stuart-Tremont Streets. The eastern edge of the site abuts the \$23 million U.S. Department of Agriculture Nutrition Research Building and the \$33 million Tufts-New England Medical Center Hospital B-1 Project.

The basic core of the CARD is the commercial theatre activity clustered in the area of the Stuart and Tremont Streets intersection. Four of the Theatre District's eight legitimate theatres are in this area and include the Shubert Theatre, the Wilbur Theatre, the Charles Playhouse and the new Metropolitan Center, which is the largest performing arts center in New England with 4,200 seats. Two of the Theatre District's most notable restaurants, Piaf's and Nick's, are also within the CARD. The Bradford Hotel is located at 281 Tremont Street at the southern boundary of the CARD. Three BRA development parcels within the South Cove Urban Renewal Project, C-2 on Warrenton Place and C-4 on Warrenton, Stuart and Tremont Streets, and P-7 along Stuart Street, are also within the CARD.

It can be said that the Phase I CARD encompasses the major generators of the presently existing performing arts industry which contribute approximately \$24 million annually to the local economy. The opportunity for enhancing this contribution is significant with the proposed plans for rehabilitation of the Metropolitan Center, the Wilbur Theatre/Piaf's Restaurant expansion, the commercial addition to the Charles Playhouse and the planned renovations to the Bradford Hotel.

2.0 PLAN OBJECTIVES OF THE THEATRE DISTRICT PHASE I CARD

The Phase I CARD Plan's objectives are synonymous with the City's revitalization program goals for Chinatown, Park Plaza and the Lower Washington Street area identified previously in the BRA's Neighborhood Profiles for Chinatown/South Cove 1979, the Lower Washington Street Area Study of 1978 and the Theatre District Preliminary Report of 1979. It is part of a unique downtown neighborhood which contains retail, office and Chinese commercial with the added components of the performing arts industry and associated restaurants and clubs. The area therefore attracts a variety of social uses but the predominant impact is generated by the estimated 1.2 million theatre patrons who visit the area each year.

The predominant economic strength to the Phase I CARD is the theatres which are clustered there and the fact that these operations serve as a people magnet for the area.

Each of the four theatre structures has a separate and unparallel architectural character which gives the area its physical identity. It is the intention of the Theatre District/Chinatown Phase I CARD to enhance these physical and economic assets and other commercial/hotel qualities of the area.

The goals of the Theatre District Phase I CARD may be stated as follows:

1. To encourage private investment for the revitalization of the Phase I area so that the Park Plaza and T-NEMC developments have a positive and supporting impact on the adjacent and unique business community and stimulates venture capital interest and greater utilization of existing structures.
2. To provide financing mechanisms whereby existing single use theatre buildings can upgrade their physical plants to be able to attract theatre productions and thereby, theatre patrons, to the area.
3. To encourage new construction on vacant or blighted parcels that is sensitive to and consistent with the architectural characteristics of the adjacent area.
4. To maximize employment opportunities for those in the performing arts trades.
5. To maximize employment opportunities for those in the adjacent Chinatown community.
6. To eliminate the last remaining vestiges of the nearby Adult Entertainment District which has been a strong force for disinvestment in the area.

3.0 BOUNDARIES OF THE THEATRE DISTRICT PHASE I CARD

The Theatre District Phase I CARD encompasses the southern half of the Theatre District in downtown Boston and includes four theatres, three of which handle touring companies of major Broadway shows, two theatre oriented restaurants, parking facilities and an office building.

The eastern boundary of the Theatre District Phase I CARD separates the CARD from the facilities of the Tufts' New England Medical Center, and part of the residential section of Boston Chinatown. The souther boundary of the CARD along the lot lines of the Music Hall Theatre, the Bradford Hotel, Warrenton Place continues this separation of the CARD from existing neighborhood uses. Along this boundary are a newly built public park, and some residential uses. The western boundary along and behind Warrenton Street deliniates a sharp and district boundary between theatre oriented commercial activity and existing residential and institutional uses. Along this boundary a theatre, a restaurant and a theatre expansion site are included while several residential buildings, a Boston Edison Sub-station and the new home of the New England School of Law are excluded. The northern boundary of the Theatre District Phase I CARD separates the CARD from the rest of the Theatre District/Chinatown Area and is the boundary line between Phase I and II of the overall CARD Program for this district of the City.

The boundaries of the Theatre District Phase I CARD are:

Beginning at the intersection of the westerly sideline of Warrenton Street and the southerly sideline of Staurt Street,

thence turning easterly and continuing along the southerly sideline of Stuart Street to the intersection of said sideline and the extended westerly sideline of Parcel P-7b of the South Cove Urban Renewal Project;

thence turning southerly and continuing along the extended westerly property line of Parcel P-7b of the South Cove Urban Renewal Project to the intersection of said property line and the southern property line of the same said parcel;

thence turning westerly and continuing along the southerly property line of Parcel P-7b of the South Cove Urban Renewal Project to the intersection of said property line and the easterly property line of the lot numbered 252-272 Tremont Street, aslo known as the Music Hall Theatre;

thence turning southerly and continuing along the easterly property line of the Music Hall Theatre to the intersection of said property line and the southern property line of the same said lot;

thence turning westerly and continuing along the southerly property line of the Music Hall Theatre to the intersection of said property line and the easterly sideline of Tremont Street;

thence turning southerly and continuing along the easterly sideline of Tremont Street to the intersection of said sideline and the extended southerly sideline of the lot numbered 271 to 281 Tremont Street, also known as the Hotel Bradford;

thence turning westerly and continuing across Tremont Street along the extended southerly property line of the Hotel Bradford to the intersection of said property line and the westerly property line of the same said parcel;

thence turning northerly and continuing along the westerly property line of the Hotel Bradford to the intersection of said property line and the southerly sideline of Warrenton Place;

thence turning westerly and continuing along the southerly sideline of Warrenton Place to the intersection of said sideline and the easterly sideline of Charles Street South;

thence turning northerly and continuing along the easterly sideline of Charles Street South to the intersection of said sideline and the northerly property line of the lot numbered 76 to 82 Charles Street South;

thence turning easterly and continuing along the northerly property line of the lot numbered 76 to 82 Charles Street South to the Northerly property line of the lot numbered 78 to 80 Warrenton Street;

thence continuing easterly along the northerly property line of the lot number 78 to 80 Warrenton Street to the intersection of said property line and the westerly sideline of Warrenton Street;

thence turning northerly and continuing along the westerly sideline of Warrenton Street to the intersection of said sideline and the southerly sideline of the lot number 94-100 Warrenton Street;

thence turning westerly and continuing along the southerly property line of the lot number 94-100 Warrenton Street to the intersection of said property line and the westerly property line of the same said lot;

thence turning northerly and continuing along the westerly property line of the lot numbered 94-100 Warrenton Street to the intersection of said property line and the northerly property line of the same said lot;

thence turning easterly and continuing along the northerly property line of the lot numbered 94-100 Warrenton Street to the intersection of said property line and the westerly sideline of Warrenton Street;

thence turning northerly and continuing along the westerly sideline of Warrenton Street to the intersection of said sideline and the southerly sideline of Stuart Street and the point of beginning.

STREET

WASHINGTON

HOLLIS ST

HALL

MUSIC

BOSTON

TREMONT

SEEVER PL

SHUBERT
THEATRE

WARRENTON

ARRENTON PL

ST

MON

SOUTH COVE PARK

CHURCH

CHARLES ST SOUTH

STREET

THEATRE DISTRICT
PHASE I CARD

CARD BOUNDARY MAP



4.0 LAND USE AND ZONING

The Theatre District Phase I CARD encompasses approximately 241,100 square feet of land. This is approximately 5.5 acres. Of this total, approximately 180,500 square feet (4.1 acres) are contained in 36 legal lots. The remaining 60,000 square feet (1.4 acres) consists of the sidewalks and rights of way associated with all or part of the 4 public ways included in the Theatre District Phase I CARD.

The various land uses found in the 36 legal lots are as follows:

<u>Land Use</u>	<u>Square Feet</u>	<u>% Total Square Feet</u>
commercial	96,300	53%
vacant commercial*	39,000	22%
vacant	31,400	17%
institutional	13,800	8%
	<u>180,500</u>	<u>100%</u>

*Parking lots

The land area associated with the sidewalks and rights of ways of the streets included in the Theatre District Phase I Plan can be described as follows:

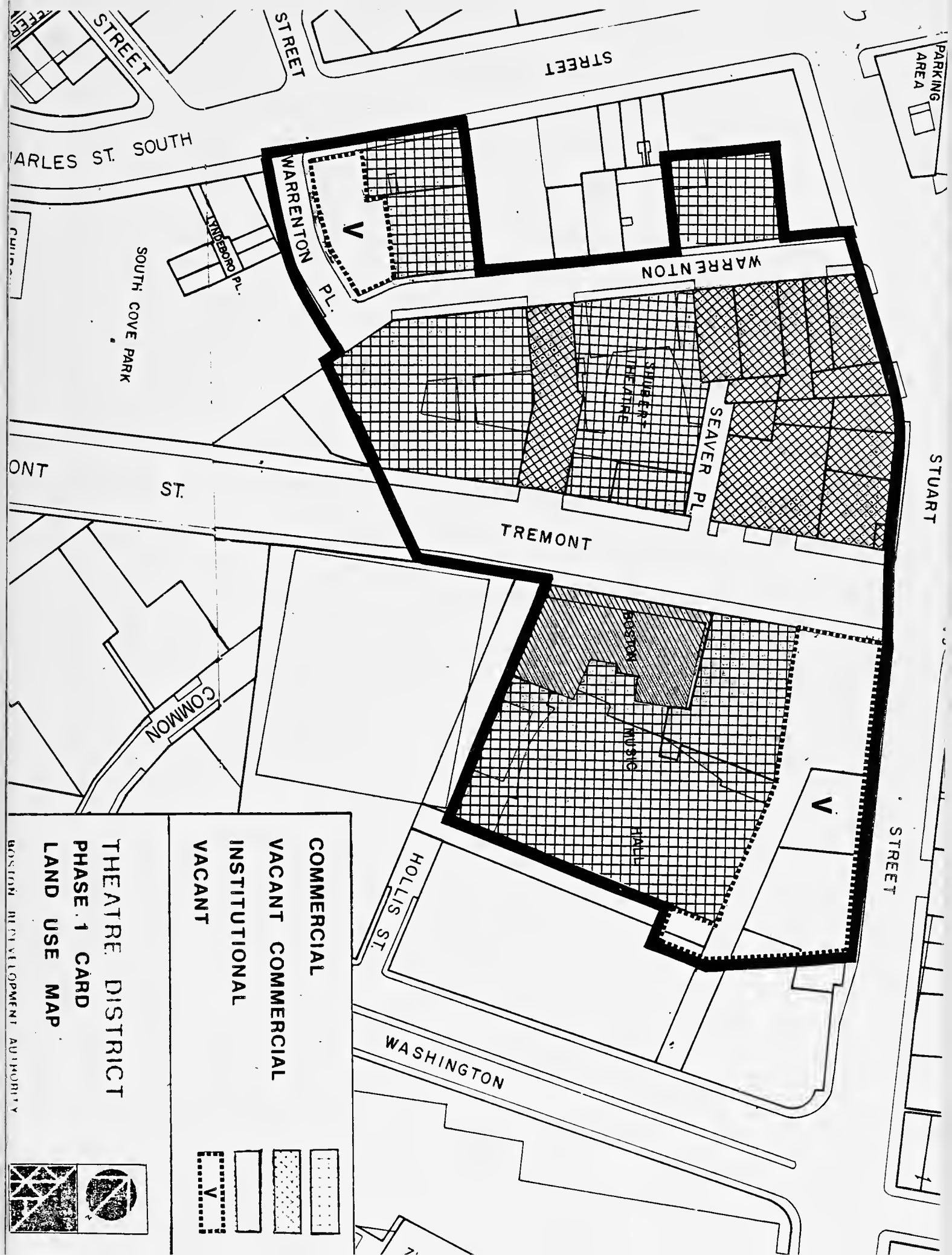
<u>Street</u>		<u>Square Feet</u>
Tremont St.	(Part of)	33,600
Warrenton St.	(all)	18,800
Warrenton Place	(all)	6,000
Seaver Place	(all)	<u>2,200</u>
	Total	<u>60,600</u>

The Theatre District Phase I CARD encompasses part of two general business districts, a B-8 district and a B-8-U district. While both are general business districts the B-8-U district is designated as such because an agreement has been entered into with the BRA regarding land use and design contracts on any development project proposed within the area covered by this type of overlay district.

The B-8 District encompasses two commercial parking lots, two theatres, two restaurants, and two hotels, one which has a restaurant and travel agency as ground floor commercial uses.

The B-8-U district encompasses two theatres.

All of the above land uses are allowed in a B-8 or B-8-U district under the Boston Zoning Code.



**THEATRE DISTRICT
PHASE 1 CARD
LAND USE MAP**

BOSTON REDEVELOPMENT AUTHORITY

COMMERCIAL
VACANT COMMERCIAL
INSTITUTIONAL
VACANT

V

STREET

WASHINGTON

HOLLIS ST.

B-8-U

HALL

MUSIC

BOSTON

TREMONT

B-8

SEEVER PL

SHUBERT
THEATRE

B--8

WARRENTON

B--8

WARRENTON PL

ST

ONT

SOUTH COVE PARK

CHURCH

CHARLES ST SOUTH

STREET

THEATRE DISTRICT
PHASE I CARD



ZONING DISTRICTS

ARTICLE 3

ESTABLISHMENT OF ZONING DISTRICTS

§SECTION 3-1. Division of City into Districts. For the purposes of this code the City is hereby divided into districts as follows: three classes of residential districts; S (single family), R (general), and H (apartment); two classes of business districts: L (local) and B (general); and three classes of industrial districts: M (restricted manufacturing), I (general) and W (waterfront); each of which is further subdivided into subdistricts identified by a number which represents maximum allowed floor area ratio and some of which have a second number which represents a height limit, as follows: (§As amended on July 9, 1973.)

§(a) Residential Districts

S-.3)	Single Family
S-.5)	
R-.5)	General
R-.8)	
H-1-40)	Apartment
H-1-50)	
H-1)	
H-2-65)	
H-2)	
H-3)	
H-4)	
H-5-70)	
H-5)	

(§As amended on February 17, 1971, March 20, 1972, and February 23, 1973.)

‡ (b) Business Districts

L-.5)	
L-1	)	Local
L-2-65)	
L-2)	
B-1)	
B-2)	
B-4-70)	
B-4	)	General
B-8-120)	
B-8)	
B-10-155)	
B-10)	

(‡ As amended on February 17, 1971,
September 27, 1973, and October 22, 1974)

(c) Industrial Districts

M-1)	
M-2	)	Restricted Manufacturing
M-4)	
M-8)	
I-2	)	General Industrial
W-2	)	Waterfront Industrial

‡The boundaries of these districts are hereby originally established as shown on a series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, on file in the office of the City Clerk, which maps, with all explanatory matter thereon, and all maps which, by amendment of this code, may be substituted therefore or made supplemental thereto shall be deemed to be, and are hereby made, a part of this code.

(‡As amended on May 26, 1972)

‡SECTION 3-1A. Special Purpose Overlay Districts. A subdistrict or part thereof or a contiguous group of subdistricts or parts thereof may be designated as a special purpose overlay district as follows: (a) planned development area (distinguished by the addition of the letter "D" to the designation of the subdistrict or subdistricts); (b) urban renewal area (distinguished by the addition of the letter "U" to the designation of the subdistrict or subdistricts); (c) adult entertainment district (distinguished by the addition of the letter "E" to the designation of the subdistrict or subdistricts); (d) restricted parking district; (e) flood hazard district or (f) institutional district. In an overlay district the regulations specified for the base subdistrict or subdistricts shall apply, insofar as they are not in conflict with special regulations specified for a particular overlay district.

‡Planned Development Areas. The whole or any part of a subdistrict may be established as a planned development area if such area contains not less than one acre and the commission has received from the Boston Redevelopment Authority a development plan, approved by said Authority after a public

‡This Section, inserted March 24, 1977, incorporates districts formerly described in Section 3-1. The first paragraph was subsequently amended on June 8, 1977.

hearing, for the development of the planned development area, singly or in connection with other planned development areas, provided, however, that no development plan shall be approved by said Authority unless said Authority finds that such plan conforms to the general plan for the City as a whole and that nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare. Such development plan shall set forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures, and may include proposed building elevations, schematic layout drawings and exterior building materials, and such other matters as said Authority deems appropriate to its consideration of the proposed development of the area. To insure that no work proceeds other than in accordance with the development plan, no structure shall be erected, reconstructed, or structurally changed or extended in a planned development area unless all drawings and specifications therefor shall have been subjected to design review and approved by said Authority. The Building Commissioner shall not issue any building or use permit with respect to any building, structure, or land within a planned development area unless said Authority has

certified on the application therefor and on each and every plan filed with the Building Commissioner in connection therewith that the same is consistent with the development plan for such planned development area. Except as otherwise provided in Article 6A, planned development areas shall be subject to all the provisions of this code applicable to the subdistrict in which the area is located.

(‡As inserted on July 2, 1968)

‡Urban Renewal Areas. Upon application from the Boston Redevelopment Authority, the whole or any part of a subdistrict may be established as an urban renewal area if all land within such urban renewal area is the site of or for a low rent housing project, or a housing project for elderly persons of low income, or consists solely of land, including land under water, with respect to which an agreement has been entered into with said Authority establishing use and dimensional controls as specified in a land assembly and redevelopment, or urban renewal plan, as defined in Chapter 121 of the General Laws. Section 13-1 (except the maximum floor area ratio specified in Table B thereof), Section 13-2 and 13-4, and Articles 14, 16, 17, 18, 19, 20, 21, and 22 shall not apply to urban renewal areas; but except as otherwise provided in Article 6A, urban renewal areas shall be subject to all other provisions of this code applicable to the subdistrict in which the area is located.

(‡As inserted on September 7, 1967, and amended on July 2, 1968)

‡Restricted Parking District. A contiguous group of subdistricts or parts thereof may be established as a restricted parking district. Within a restricted parking district, off-street parking facilities including parking lots, parking garages, and parking accessory or ancillary to any use other than Use Items numbered 1 through 15 shall be conditional uses, which may be granted only in conformance with the provisions of Section 6-3A as well as Section 6-3.

(‡As inserted on September 27, 1973)

‡Adult Entertainment District. An adult entertainment district is an overlay district in which Use Items No. 34A and 38A (adult books and adult entertainment) are allowed, and in which the prohibition of moving or flashing signs in Section 11-2 does not apply.

(‡As inserted on November 27, 1974)

‡Flood Hazard Districts. The location of and regulations for flood hazard districts are set forth in Article 25 of this code.

(‡As inserted on March 24, 1977)

‡Institutional District. Notwithstanding the provisions of Table A of Section 8-7, in an institutional district the following uses are conditional uses in instances where they would otherwise be allowed under said Table A: any use listed under Use Item No. 16, 17, 20, 22A, 28, 29, or 30. Use Item No. 72, accessory parking, shall be a conditional use if the main use to which it is accessory is in existence at the time that new or additional parking spaces are applied for and if such main use is a use listed under Use Item No. 11, 12, 13, 13A, 14, 16, 16A, 17, 18, 19, 20, 22A, 28, 29, or 30.

(‡As inserted on June 8, 1977)

SECTION 3-2. Interpretation of District Boundaries. Where a district boundary is indicated on a map constituting part of this code as approximately following, or parallel to, the center line or side line of a street, highway, railroad right-of-way, or water course, such boundary shall be construed as following, or as being parallel to, such center line or side line. Where a district boundary is indicated on such a map as approximately following a lot line, such lines shall be construed to be said boundary. If no distance is indicated on such a map for a district boundary running parallel to the center line or side line of a street or highway, such dimension shall be assumed to be one hundred feet from such line or, if as determined by the use of the scale shown on such map it is at least twenty feet more, or twenty feet less, than one hundred feet, it shall be as so scaled.

5.0 PLAN STRATEGY

5.1 Public Improvements and Facilities

In December of 1978, Benjamin Thompson and Associates was contracted by the Boston Redevelopment Authority to provide preliminary proposals as to how the public environment of the Theatre District/Chinatown area could be treated.

The intersection of Tremont and Stuart Street is, at least nationally, the 'center' of the existing cluster of legitimate theatres and is the focus of the Tremont Street axis from 'Theatre Corner' at Boylston Street.

In addition, public improvements associated with the Park Plaza Project Urban Systems Construction Phase I are targeted for the Theatre District Phase I CARD area.

Included is the relocation of utilities in Stuart Street and Charles Street South, finished roadway and sidewalk pavements, street lighting, trees, landscaping, signing and traffic signals on these streets as well as on Tremont Street from Stuart Street to a new Eliot Norton Park. Warrenton Street, Warrenton Place and Shubert Way (next to the Shubert Theatre) are to be converted to a pedestrian way which will be linked to a passageway to the north through the new State Transportation Building and ultimately serve as the southern section to an overall pedestrian route between the Central Business District and the Theatre District.

All of these committed improvements within the Theatre District Phase I CARD have an estimated cost of \$700,000.

The MBTA's new Orange Line extension requires a tunnel and station be constructed at Stuart Street adjacent to the Metropolitan Center. This project has an estimated cost of \$60 million.

To facilitate the expansion of the Metropolitan Center stagehouse, the U.S. Nutrition Research Center and the Tufts-New England Medical Center B-1 Project, a multi-service road will be constructed from Stuart Street south along the easterly face of the Metropolitan Center and under the B-1 Project to exit onto Washington Street. The BRA is preparing a Title I Public Works grant to the U.S. Economic Development Administration for an estimated \$1.5 million in construction funds for this project.

5.2 Use of Development Incentives Available Within Approved CARD Areas

There are a number of potential projects in the Theatre District Phase I CARD area that could make use of the CARD-related development incentives. Briefly described they are:

1. The rehabilitation and construction of a new stagehouse for the Metropolitan Center.
2. Rehabilitation of the Bradford Hotel as a tourist class facility.
3. The Wilbur Theatre, under new ownership, will overhaul its infrastructure systems and reappoint interior areas. In addition, Piaf's restaurant, located in the lower lobby of the theatre, will purchase the adjacent BRA Parcel P-7a to expand its operations and provide service facilities for the Wilbur Theatre.
4. The long planned renovations to the Charles Playhouse in conjunction with a restaurant and performers quarters to be constructed on the abutting BRA Parcel C-2.
5. Construction of a mixed-use development on BRA Parcel C-4 to include retail/restaurant/entertainment uses on the first two floors and possibly hotel use above as suggested in the Benjamin Thompson & Associates study.

5.3 General Character of Development/Redevelopment

The primary purpose of the Theatre District Phase I CARD is to provide CARD-related development incentives to several legitimate theatres to expand, upgrade, and renovate their existing facilities. In addition, CARD-related development incentives will be made available to rehabilitate a major hotel as a tourist class facility and to construct new restaurant and entertainment facilities on existing vacant land.

New street and sidewalk improvements will be completed throughout the CARD to provide the pedestrian amenities needed to reinforce the fabric of this district as an entertainment center.

No public land acquisition, clearance and/or disposition is planned or will be needed to implement the Theatre District/Chinatown Phase I CARD.

5.4 Local Financial Commitment

The City of Boston has committed \$30,000 to implement Phase II planning of public improvements in the area.

As a complement to the Park Plaza Urban Systems program, \$74,000 from the South Cove Urban Renewal Project has been earmarked for the construction of Shubert Way adjacent to the Shubert Theatre, which will undergo rehabilitation during the summer of 1980.

It is anticipated that the multi-service road serving the Metropolitan Center, the U.S. Nutrition Research Center and the Tufts-New England Medical Center B-1 Project will be paid with a U.S. Economic Development Administration grant of approximately \$1.5 million. The City's local matching share is presently committed to the extent of \$200,000.

5.5 Compatability with Downtown Development

The Theatre District Phase I CARD is located well within the accepted boundaries of downtown Boston. The Theatre District Phase I CARD Plan is consistent with the development framework for the Theatre District put forth in the Benjamin Thompson Plan and with the goals and objectives of the South Cove Urban Renewal Project, Mass. R-92.

5.6 Land Use and Design Controls

More restrictive land use and design controls, other than the present Boston Zoning Code and the project submission and certification procedures outlined in Section 7.0 and 8.0 of this Plan, will not be needed to implement the Theatre District Phase I CARD plan.

The entire CARD is zoned either B-8 or B-8-U, both of which are general business districts. All of the commercial and/or entertainment uses that are presently in the CARD or could move into the CARD, are allowed uses under the Present Boston Zoning Code.

The BRA also required that any developer in a CARD receive written certification from the Director of the BRA that the project proposed for the developer is:

1. located within the boundaries of the appropriate CARD, and
2. meets the objectives of the appropriate CARD plan.

In order to secure this certification, the developer must submit architectural and financial information to the Director of the BRA for design review and approval. The nature and type of project-related information to be submitted for proposed development projects in the Theatre District Phase I CARD is outlined in Section 8.0 of this plan.

6.0 FINDING OF CONFORMANCE WITH OTHER LOCAL PLANS

The Theatre District Phase I CARD Plan is in conformance with the 1965-1975 General Plan for the City of Boston as published by the Boston Redevelopment Authority in 1965.

The Theatre District Phase I CARD is located within the bound areas of the South Cove Urban Renewal Project. Mass. R-92, as approved by the City Council in June of 1965, and HUD in April of 1966.

The goals and objectives of the Theatre District Phase I CARD Plan are consistent with the South Cove Urban Renewal Project Plan and the development projects proposed within this CARD are subject to the land use and design controls of the South Cove Urban Renewal Plan.

7.0 BUSINESS COMMUNITY PARTICIPATION PROVISIONS

7.1 Business Community Participation in the Development and Marketing of the Theatre District Phase I CARD

Since January 9, 1979 and during every subsequent monthly meeting of the Theatre District Organizing Committee (TDOC), aspects of the CARD program have been reviewed with representatives of the Boston Redevelopment Authority, Massachusetts Industrial Finance Agency and representation from Boston area bound counsel. A CARD subcommittee of the TCOC, chaired by a representative from Charlestown Savings Bank and also including representatives of the Metropolitan Center, Chinese Economic Development Council, Stuart Street Neighborhood Association, and Washington-Tremont Neighborhood Association, have been given a full presentation of the CARD program and how incentives could be utilized in the Theatre District/Chinatown Phase I area.

In addition, the Boston Redevelopment Authority is preparing a proposal to be submitted to the U.S. Economic Development Administration to obtain funding to structure a Theatre District/Chinatown area marketing effort based on the tourism and performing arts character of the local economic base.

The TDOC, Chinatown merchant and business associations, Stuart and Tremont Streets Neighborhood Association, Washington and Tremont Streets Neighborhood Association and area banks involved in the economic planning and development of the Phase I CARD area will continue to assist the Boston Redevelopment Authority in both the continuing marketing program for CARD as well as the possible EDA program.

7.2 Business Community Participation in the Implementation of the Theatre District Phase I CARD Plan

In order to be eligible for any present or future development incentives that would not otherwise be available, except in a Commercial Area Revitalization District, any developer of a proposed project in the Theatre District Phase I CARD must secure written certification from the Director of the Boston Redevelopment Authority that the proposed project is:

1. located within the boundaries of the Theatre District Phase I CARD, and
2. conforms with the objectives of the Theatre District Phase I CARD Plan.

Before granting the above certification, the BRA requires the submission of certain project-related information for design review and approval. The nature and type of this required project-related information is outlined in Section 8.0 of the Theatre District Phase I CARD Plan.

As part of the review process, the Director of the BRA shall appoint a committee of civic leaders and businessmen from the Theatre District Phase I area to review and comment on all projects seeking CARD-related development incentives.

The BRA shall transmit to this review committee sufficient architectural information to describe the overall design, size, scope and nature of the project project. The reveiw committee will then be allowed a maximum of 14 ways to review and comment on the project project.

The comments and advise of the review committee will then be submitted to the Director of the BRA for review and consideration prior to the granting of CARD certification for the project project.

In addition, the BRA may, at its discretion, review the design, scope, and the nature of the proposed project with other concerned citizen and business groups.

The citizen participation provisions that are part of the CARD project approval process may also be extended beyond the BRA certification stage depending on the CARD development incentives sought by the developer of a given project.

Any tax-exempt revenue bond financing proposal for a project in the Theatre District Phase I CARD must be approved by the Boston Industrial Financing Authority at a scheduled public meeting of IDFA.

The public purpose of such bond issues must also be approved by the Boston City Council. This approval process includes a public hearing before the Planning and Development Committee and a vote of full City Council at a regularly scheduled meeting that is open to the public.

Any application for mortgage insurance through the Massachusetts Industrial Finance Agency must be approved at a regularly scheduled public meeting of MIFA.

8.0 PROJECT CERTIFICATION AND SUBMISSION REQUIREMENTS

In order to be eligible for any present or future development incentives that would NOT otherwise be available except in the Commercial Area Revitalization District, any developer of a proposed project in the Theatre District Phase I CARD must secure written certification from the Director of the Boston Redevelopment Authority that the proposed project:

1. is located within the boundaries of the approved Theatre District Phase I CARD, and
2. that the proposed development project is in conformance with the objectives of the Theatre District Phase I CARD Plan.

In order to insure that a proposed development project in the CARD meets the above project certification criteria, the developer of the proposed project shall submit the following materials to the Director of the Boston Redevelopment Authority for design review and project approval.

1. Sufficient 8"x10" glossy photographs of the project area to describe the existing conditions on the proposed project site including the interior and principal facades of any building(s) to be rehabilitated.
2. Site plans showing the project area and the approximate location of structures and facilities to be constructed.
3. Drawings showing the buildings and other improvements to be constructed in a form adequate to show the nature and extent of the project, including elevations, floor plans, and elevations of the surrounding area.
4. Outline specifications showing generally the character and quality of the construction to be employed.
5. A statement of all permissions which will be required for the project to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston.
 - a. A statement of the deviations required from the State Building Code including the anticipated date said deviations will be approved.
 - b. If deviations are required from the Boston Zoning Code, the request shall have a comparison of what the Code requires and what the project will provide.
6. A description of which improvements to be constructed as part of the proposed project will be financed by the owner or developer of the project and any improvements to be constructed that will be financed by proposed tenants as leasehold improvements.
7. A pro forma financial statement showing the developer's ability to carry out the project project.

9.0 DESCRIPTION OF THE IMPLEMENTING AGENCY

The implementing agency for the Theatre District Phase I CARD is the Boston Redevelopment Authority.

The BRA has been both the planning and urban renewal agency for the City of Boston since 1960.

The BRA was established in August 1957 at the request of the Mayor and City Council and carries out urban renewal programs in accordance with Chapter 121B of the Massachusetts General Laws. It recieved its Certificate of Organization from the Secretary of the Commonwealth on October 4, 1957.

The planning function was assumed in 1960 when the City Planning Board was abolished and its staff transferred to the BRA.

The BRA is also the designated City agency responsible for the review and approval of all 121A Applications within the City of Boston. Chapter 652 of the Acts of 1960 gives theBRA the power to approved applications for the formation of non-profit, limited divided or cooperative entities under Chapter 121A, Section 13 of Massachusetts General Laws for the purpose of redevelopment within the City.

In addition, the Authority reviews and makes recommendations on all cases before the Boston Zoning Board of Appeal and must review and approve all development plans for Planned Development Area under the Boston Zoing Code.

In order to carry out these various functions, the Authority maintains a permanent staff in several departments and disciplines that are directly related to the review and implementation of the Theatre District Phase I CARD.

These departments and disciplines include urban design, landscape, architecture, comprehensive planning, neighborhood planning, environmental review, preservation planning, legal, engineering, real estate and research.

10.0 NOTICE OF PUBLIC HEARING - THEATRE DISTRICT PHASE I CARD

The Planning and Development Committee of the Boston City Council will hold a public hearing on Tuesday, July 22, 1980 at 10:00 a.m. in the Council Chambers to discuss the creation of a Theatre District Phase I Commercial Area Revitalization District (CARD).

The approximate boundaries of the Theatre District Phase I CARD encompasses that portion of the Theatre District bounded by Stuart Street, the Music Hall Theatre, Tremont Street, The Bradford Hotel, Warrenton Place, and Charles Street South.

A plan for the development of the Theatre District Phase I CARD will be presented at the hearing.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978 Chapter 495) authorizes the use of tax-exempt industrial revenue bond financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization has been approved by the City and by the Secretary of Communities and Development. A similar amendment to Chapter 23B makes approval of such a plan by the Secretary a precondition for the use of Urban Job Incentive Program Tax credits by commercial facilities. In the future, the State legislature may tie the availability of other incentives to CARD plan approvals.

PUBLISHER'S CERTIFICATE

Commonwealth of Massachusetts }
County of Suffolk } ss.

On this 16th day of July A. D. 19 80
personally appeared before the undersigned, a Notary Public, within
and for the said county, Betty Walker

of the Boston Herald American a newspaper published by
The Hearst Corporation, in Boston, County of Suffolk, in the Common-
wealth of Massachusetts, and who being duly sworn, states on oath that the
Boston Redevelopment Authority Theatre District
Public Hearing 7/22/80 advertisement
was published in said newspaper in its issues of

July 10, A. D. 19 80

Betty Walker

Subscribed and sworn to before me, this 16th

day of July A. D. 19 80

Florence M. Ambrose
Notary Public

RE OF PUBLIC HEARINGS
THEATRE DISTRICT
PUBLIC HEARING
July 22, 1980
In the Council Chamber
discuss the creation of a
Theatre District Phase I, Com-
mercial Area Revitalization
Plan (CARD). The proposed
boundaries of the Theatre
District Phase I CARD encom-
pass a portion of the Theatre
District bounded by Street
to the Music Hall Theatre
on Street, The Bradford
on Warren Street, and
on Street South. A plan for
development of the Theatre
District Phase I CARD will be
presented at the hearing. Sec-
tion 2 of Chapter 40A of the
General Laws as amended (by
Acts 1 and 10 of St. 1978
and 495) authorizes the use
of exempt industrial devel-
opment and financing for "com-
mercial enterprises" provided
such enterprise is located
in a district for which a
Commercial Area Revitaliza-
tion Plan has been approved by the
Board and by the Secretary of
Housing and Development.
Chapter amendment to Chap-
ter 40A makes approval of such
plan by the Secretary a pre-
condition for the use of Urban
Development Program Tax
Credits for commercial facili-
ties. In the future, the State
Legislature may be the guar-
anty of other incentives to
State approval.

CITY OF BOSTON
IN CITY COUNCIL

WHEREAS, in accordance with Chapter 40D and 23D, Massachusetts General Laws, The Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization Districts Plans (Herein referred to as CARD Plans); and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial development that would be in the public interest of the citizens of Boston; and

WHEREAS, the redevelopment of the Theatre District Phase I CARD, the boundaries of which are described on Page 6, would result in physical redevelopment of said District and the creation of employment above-cited statutes;


NOW, THEREFORE, BE IT ORDERED BY THE BOSTON CITY COUNCIL:

1. That the Theatre District Phase I (herein referred to as the CARD) Commercial Area Revitalization District described above is a predominantly commercial geographic area; and
2. That implementation of the proposed CARD Plan will serve to avert and reverse the decay of the area covered by the plan and will help deter the movement of commercial enterprises into previously non-commercial area; and
3. That the Theatre District Phase I CARD Plan is hereby approved and that said Plan shall be submitted to the Secretary of Communities and Development for approval.

In City Council July 23, 1980. Passed.

Approved by the Mayor August 19, 1980.

Attest:


City Clerk.

Boston

October 9, 1980

Secretary Byron Matthews
Executive Office of Communities
and Development
Saltonstall Building
100 Cambridge Street
Boston, Massachusetts 02201

Dear Secretary Matthews:

I am an Attorney qualified to practice law in the Commonwealth of Massachusetts and as the Corporation Counsel of the City of Boston, I am the Attorney for the City of Boston.

I have reviewed the document entitled "Application for Designation of the Theatre District Phase I CARD", certain notices of a public hearing held by the Boston City Council and a Resolution passed by the City Council and approved by the Mayor.

I find that the above CARD Plan and the approval of the Mayor and City Council as the local governing body of the City of Boston are in accordance with law.

Yours very truly,


Corporation Counsel

HJC/jk



Kevin H. White, Mayor/LAW DEPARTMENT/Boston City Hall/City Hall Plaza 02201

APPLICATION FOR DESIGNATION
OF THE THEATRE DISTRICT/CHINATOWN CARD

CITY OF BOSTON

Kevin H. White, Mayor

BOSTON REDEVELOPMENT AUTHORITY

Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chirman
James G. Colbert, Treasurer
James K. Flaherty, Assistant Treasurer
James E. Cofield, Jr., Member
Kane Simonian, Secretary
Robert J. Ryan, Director

September, 1980

Boston Redevelopment Authority

Robert J. Ryan, Director

October 30, 1980

Mr. Byron Matthews
Executive Secretary
Executive Office of Communities and Development
100 Cambridge Street
Boston, Massachusetts 02201

Dear Secretary Matthews:

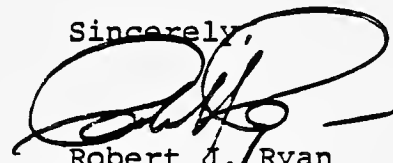
I am pleased to submit to you on behalf of the City of Boston the Theatre District/Chinatown Phase II CARD Plan for your review and approval.

The Theatre District/Chinatown Phase II CARD contains the lower Washington Street District where six of the City's thirteen major theatre structures are located. In addition, Beach Street, which is the heart of the New England Chinese Community, is within the CARD.

The Theatre District Phase I CARD has already stimulated interest in renovation. Within the Phase II CARD, the growth of the local performing arts industry can reach its full potential. Overall, the type of development envisage is a combination of renovated theatres and an expansion of commercial/retail and housing opportunities.

I look forward to your timely adoption of the Theatre District/Chinatown CARD Plan.

Sincerely,



Robert J. Ryan
Director

Enclosure



Commonwealth of Massachusetts

Executive Office of Communities and Development

Office of the Secretary

100 Cambridge Street Room 1404 Boston, Massachusetts 02202 (617) 727-7765

Edward J. King, Governor
Byron J. Matthews, Secretary

November 20, 1980

The Honorable Kevin H. White
Mayor of the City of Boston
City Hall
Boston, MA 02202

Dear Mayor White:

We have received your request for approval of the Theatre District/
Chinatown Commercial Area Revitalization District Plan.

We note that the governing body on October 24, 1980 approved the above mentioned plan as demarcating a Commercial Area Revitalization District. We further find, in accordance with the provisions of Chapter 40D (as amended by St. 1978, Chapter 495, Section 10) and of Chapter 23B (as amended by St. 1978, Chapter 499, Section 2) that:

- (1) The plan boundaries describe a predominately commercial geographic area;
- (2) That the plan's purpose shall be to prevent or avert and reverse the decay of the area covered by the plan;
- (3) That the plan will serve to avoid or correct the deterioration of an older commercial center resulting from the movement of commercial enterprises to previously non-commercial areas;
- (4) That the plan describes the area and sets forth the development or redevelopment, including public improvements, proposed to carry out the purpose of the plan.

We note that a public hearing was duly advertised and held on October 7, 1980. We find that these hearings and advertisements afforded ample opportunity for public comment and satisfy the hearing requirements of Section I. (4) of the Rules and Regulations for securing CARD Plan approvals.

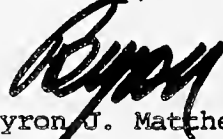
We further note that the Boston Redevelopment Authority will be the over-seeing agency for implementation of the CARD Plan.

Therefore, we hereby approve the Theatre District/Chinatown Commercial Area Revitalization District Plan subject to the provision of Section 7.2, paragraph 4 which states:

The Boston Redevelopment Authority will not authorize certification of any development proposal in the Chinatown subarea (bounded by Essex Street, Southeast Expressway, Kneeland Street, and Harrison Avenue) of the Theatre District/Chinatown Phase II CARD for a period of ninety (90) days, commencing on the date when the CARD receives final approval, so that comprehensive criteria for development can be formulated and agreed upon by a group of Chinatown's residents, business and civic leaders and the Boston Redevelopment Authority. Upon completion of these criteria, all CARD-related proposals in the Chinatown subarea of the Theatre District/Chinatown Phase II CARD shall be reviewed for their conformance with these development criteria.

Such agreed upon criteria for development in the above sub-area shall be submitted to the Executive Office of Communities and Development for approval and inclusion within the Plan.

Sincerely,



Byron J. Matthews
Secretary
Executive Office of Communities
and Development

BJM/hm
cc: Community File

TABLE OF CONTENTS

- 1.0 Rationale for Designation the Theatre District/Chinatown CARD
- 2.0 Theatre District/Chinatown CARD Plan Objectives
- 3.0 Theatre District Chinatown CARD Plan Boundaries
- 4.0 Land Use and Zoning
- 5.0 Theatre District/Chinatown CARD Plan Strategy
 - 5.1 Public Improvements and Facilities
 - 5.2 Use of Development Incentives Available
 - 5.3 General Character of Development/Redevelopment
 - 5.4 Local Financial Commitment
 - 5.5 Compatibility with Downtown Development
 - 5.6 Land Use and Design Controls
- 6.0 Finding of Conformance With Other Local Plans
- 7.0 Business Community Participation Provisions
 - 7.1 Business Community Participation in the Development and Marketing of the Theatre District/Chinatown CARD Plan.
 - 7.2 Business Community Participation in the Implementation of the Theatre District/Chinatown CARD Plan
- 8.0 Project Submission and Certification Requirements
- 9.0 Description of the Implementing Agency
- 10.0 Notice of Public Hearing
- 11.0 City Council Resolution
- 12.0 Opinion of Counsel

1.0 RATIONALE FOR DESIGNATING THE THEATRE DISTRICT/CHINATOWN PHASE II CARD

The Theatre District/Chinatown Phase II CARD is surrounded by and includes portions of Boston's retail, office, financial, and residential districts. It contains at its center the Lower Washington Street District where six of the City's thirteen major theatre structures are located. In addition, Beach Street, which is the heart of the New England Chinese Community, is within the CARD.

The departure of major retail operations along Washington Street, the shrinking of Boston's garment industry and the concentration of adult entertainment activities in what is commonly known as the "Combat Zone" are the events which have led to the deterioration and the underutilization of buildings in the Theatre District/Chinatown area during the post World War II period. Investors, theatre patrons and shoppers have deliberately avoided the Lower Washington Street area because of the existence of the Adult Entertainment District and the general image of blight.

Lafayette Place to the north, Park Plaza to the west, and the Tufts New England Medical Center development to the south are the major projects already underway adjacent to the District. The CARD's development incentives will target this renewed private interest into the Theatre District and Chinatown. Thus, these projects could clearly impact and influence the future of the Lower Washington Street area.

The Theatre District/Chinatown Phase I CARD has stimulated interest in renovation including the Metropolitan Center's expansion now underway. Within the Phase II CARD, the growth of the local performing arts industry can reach its full potential in the theatre structures located within its boundaries. These buildings include Sarah Caldwell's new Opera House, the Pilgrim Theatre where adult films are presently shown, and the Paramount Theatre which is vacant. They will provide the specialized facilities needed by the burgeoning numbers of performing arts groups in Boston.

There is a clear connection between the revitalization of the performing arts industry, tourism and commercial/retail operations. The proposed Theatre District/Chinatown CARD will facilitate the merging and expansion of these compatible economic forces throughout the entire area. In addition, much of Chinatown's restaurants and specialty shops are oriented to a tourist market and Theatre District patronage.

The Chinatown core area serves as a primary marketplace for goods and services for the Chinese in New England. The ground and first floors of these buildings contain commercial space, principally restaurants and groceries while the upper floors contain low-income, over-crowded housing for the Chinese community. Garment related businesses are located in the 4-8 story warehouses. Because Chinatown suffers from an acknowledged shortage of space for residential use, the Boston Redevelopment Authority is concerned that existing housing or future housing sites not be displaced via commercial development incentives. Since blue collar jobs are important to the Chinese community, displacement of manufacturing via commercial conversion is an additional delicate planning issue. Thus, the Boston Redevelopment Authority

will not authorize certification of any development proposal in the Chinatown subarea (bounded by Essex Street, Southeast Expressway, Kneeland Street, and Harrison Avenue) of the Theatre District/Chinatown Phase II CARD for a period of ninety (90) days, commencing on the date when the CARD receives final approval, so that comprehensive criteria for development can be formulated and agreed upon by a group of Chinatown's residents, business and civic leaders and the Boston Redevelopment Authority. Upon completion of these criteria, all CARD-related proposals in the Chinatown subarea of the Theatre District/Chinatown Phase II CARD shall be reviewed for their conformance with these development criteria.

The Adult Entertainment District presents an opportunity to accommodate this need for space as well as to stimulate development in general. The CARD benefits will for instance, enable existing and future legitimate businesses to fill entire buildings, locating housing on the upper floors, so that income is greater than that which is presently obtained from ground floor adult entertainment operations. Thus, the Theatre District/ Chinatown Phase II CARD has the potential to significantly reduce the impact of undesirable uses within the District itself as well as on the surrounding Chinatown and Theatre District communities.

Overall, the type of development activity envisaged by implementation of the Theatre District/Chinatown Phase II CARD is a combination of theatres and theatre/tourist related businesses, the expansion of housing opportunities and commercial/retail operations, particularly in the Washington Street area, and the inducement of an expansion of business interests to occupy buildings within the Adult Entertainment District.

The following information on building age, conditions and vacancy rates, was derived from the survey data.

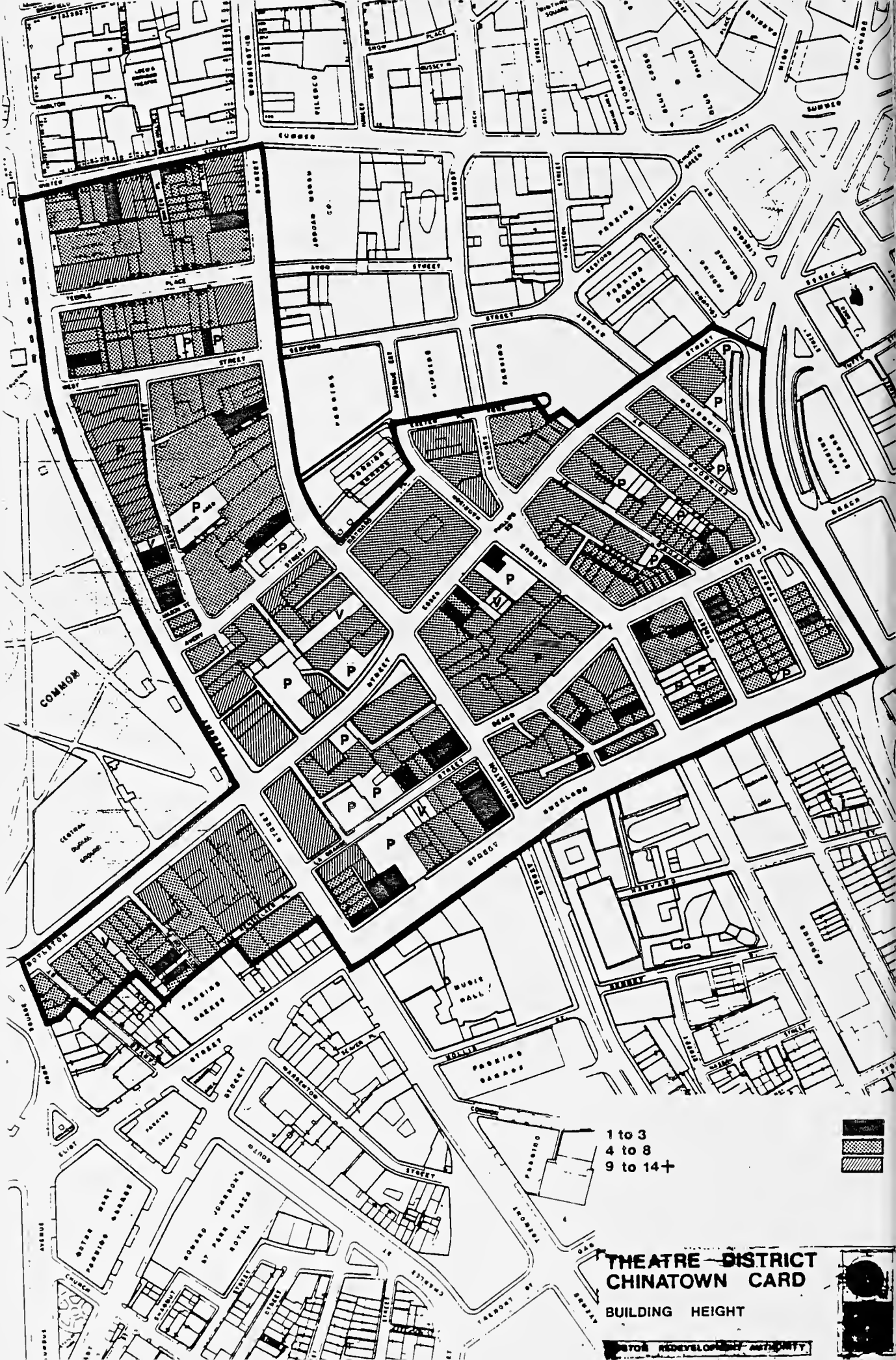
	<u># of Buildings</u>	<u>% of Total</u>
<u>Building Condition</u>		
Good	25	10%
Fair	172	67%
Poor	58	23%
TOTAL	255	100%
<u>Vacancy</u>		
0-10%	150	59%
10-50%	42	16%
50-100%	63	25%
TOTAL	255	100%
<u>Age</u>		
Pre 1890	108	42%
1890-1919	124	49%
1920-1939	12	5%
Post 1940	11	4%
TOTAL	255	100%



**THEATRE DISTRICT
CHINATOWN CARD**

BOSTON REDEVELOPMENT AUTHORITY



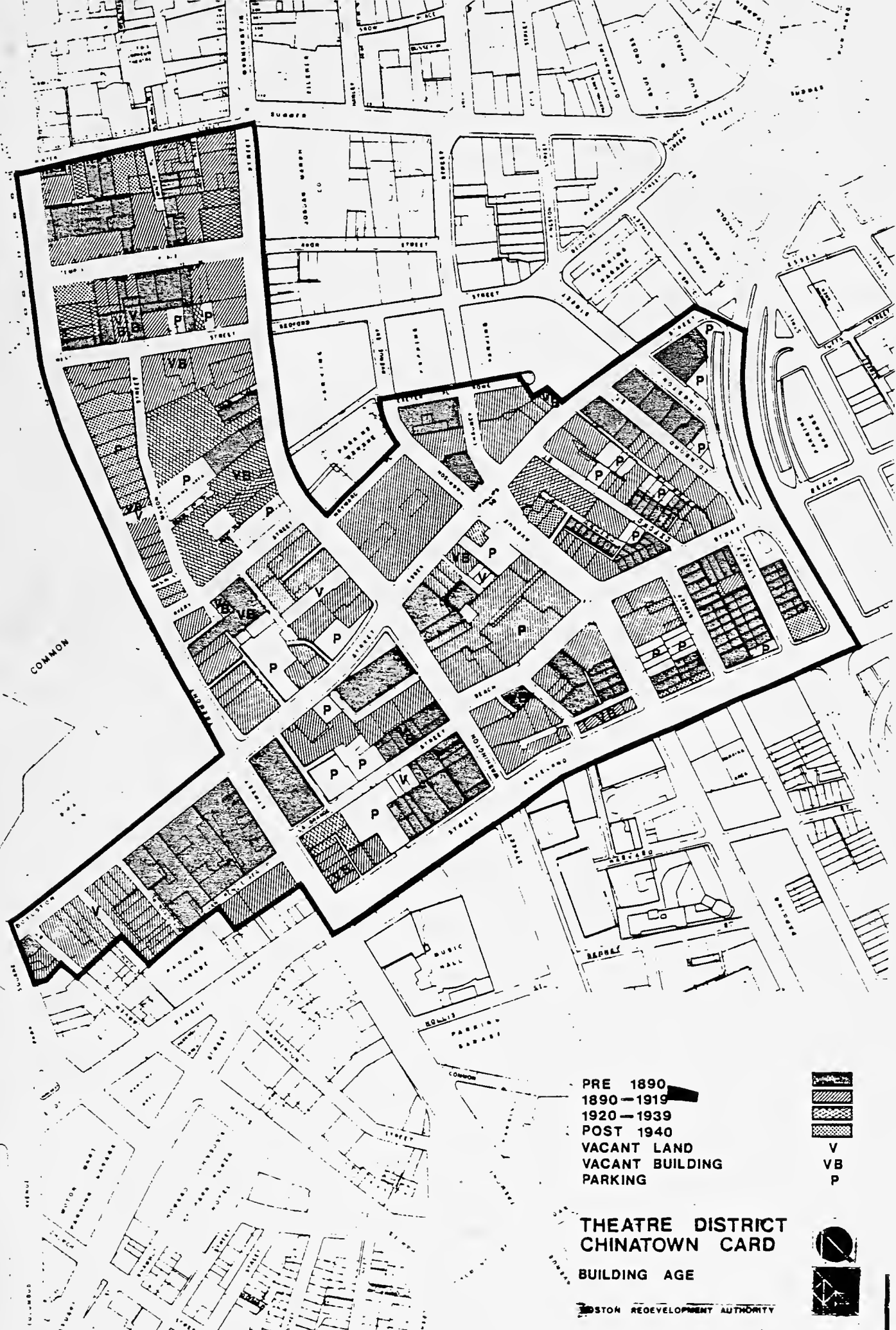


1 to 3
4 to 8
9 to 14+



THEATRE-DISTRICT CHINATOWN CARD

BUILDING HEIGHT

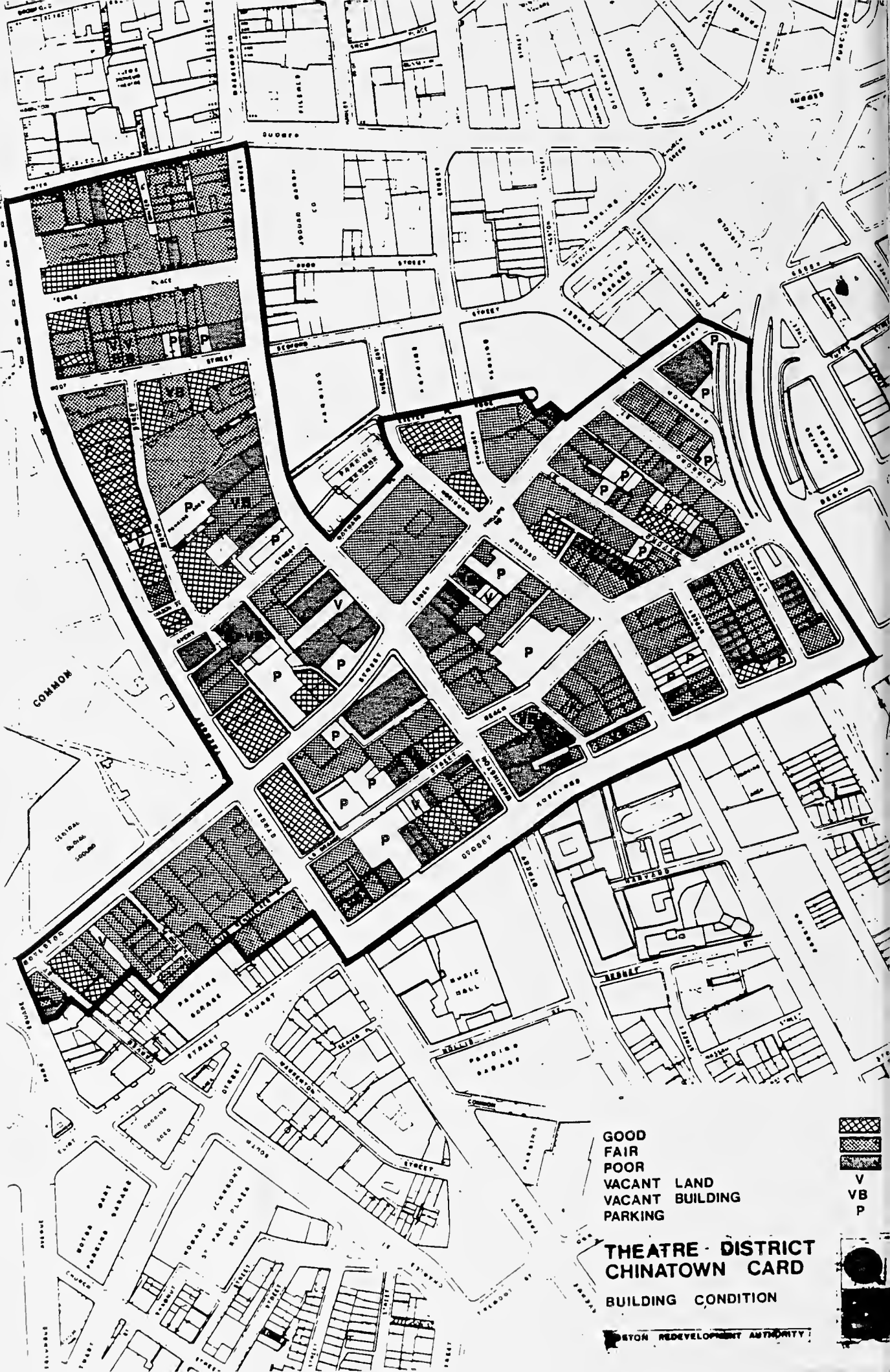


PRE 1890
 1890-1919
 1920-1939
 POST 1940
 VACANT LAND
 VACANT BUILDING
 PARKING

V
 VB
 P

THEATRE DISTRICT
 CHINATOWN CARD
 BUILDING AGE





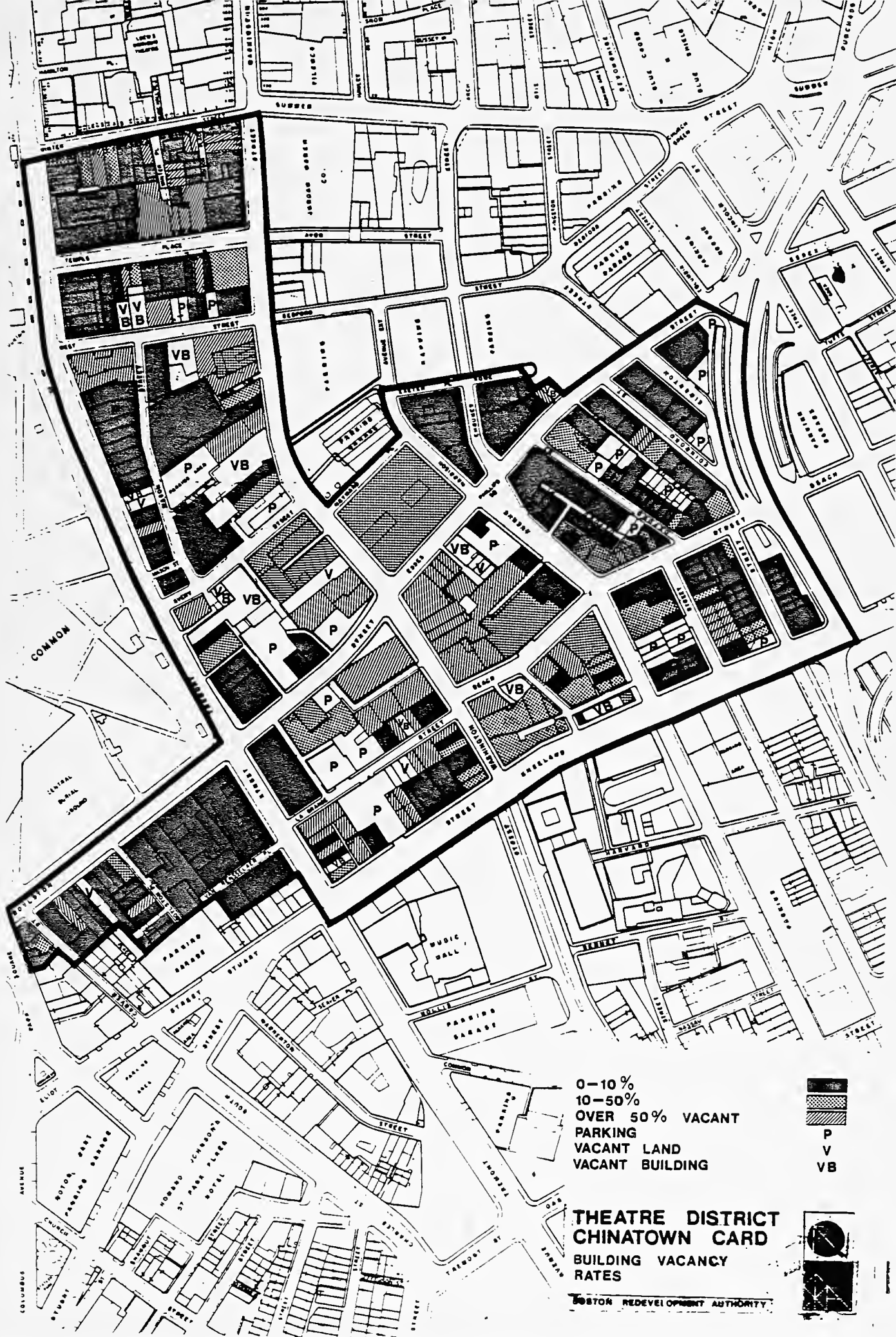
GOOD
FAIR
POOR
VACANT LAND
VACANT BUILDING
PARKING

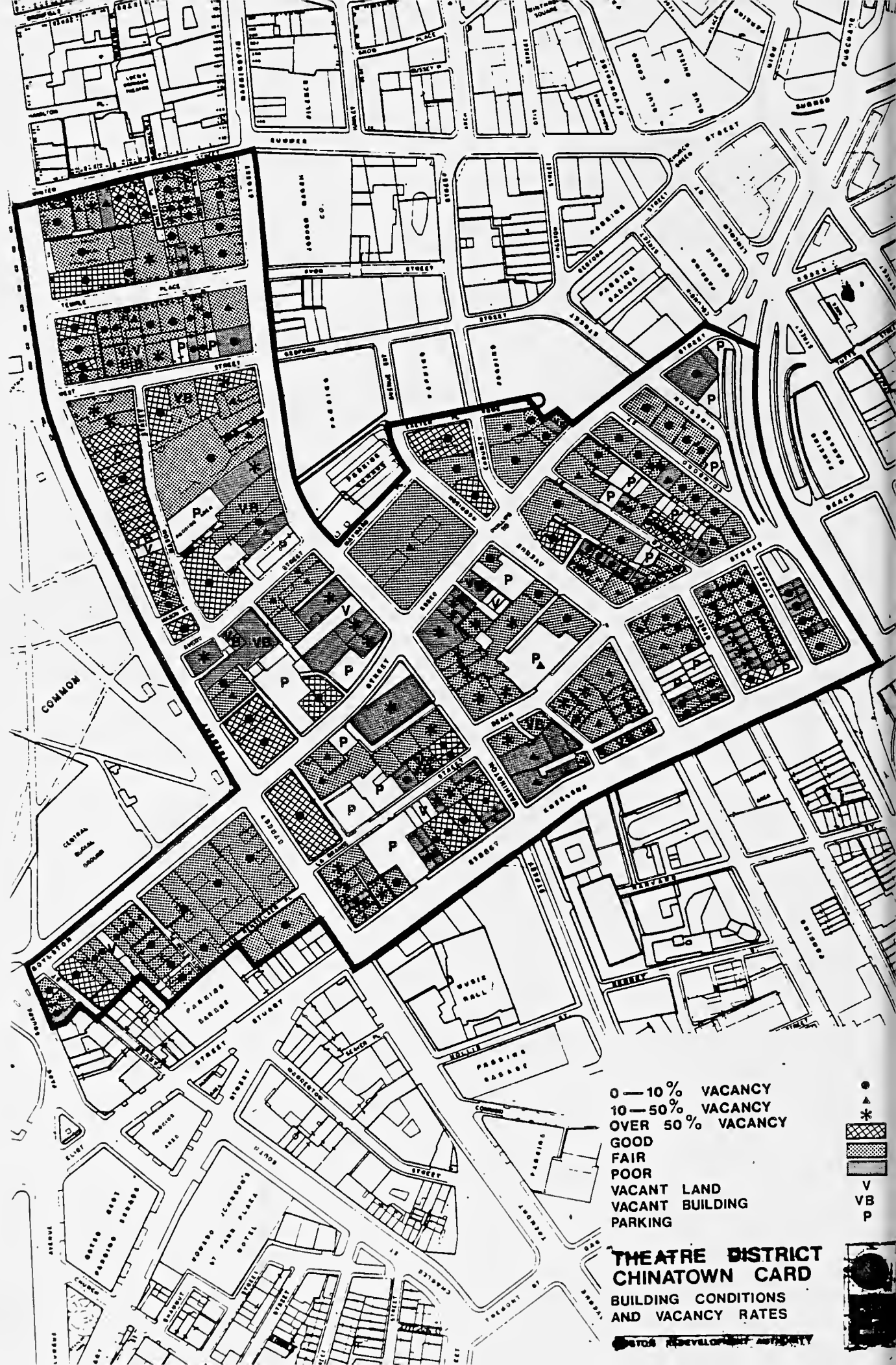
V
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THEATRE DISTRICT CHINATOWN CARD

BUILDING CONDITION

BOSTON REDEVELOPMENT AUTHORITY

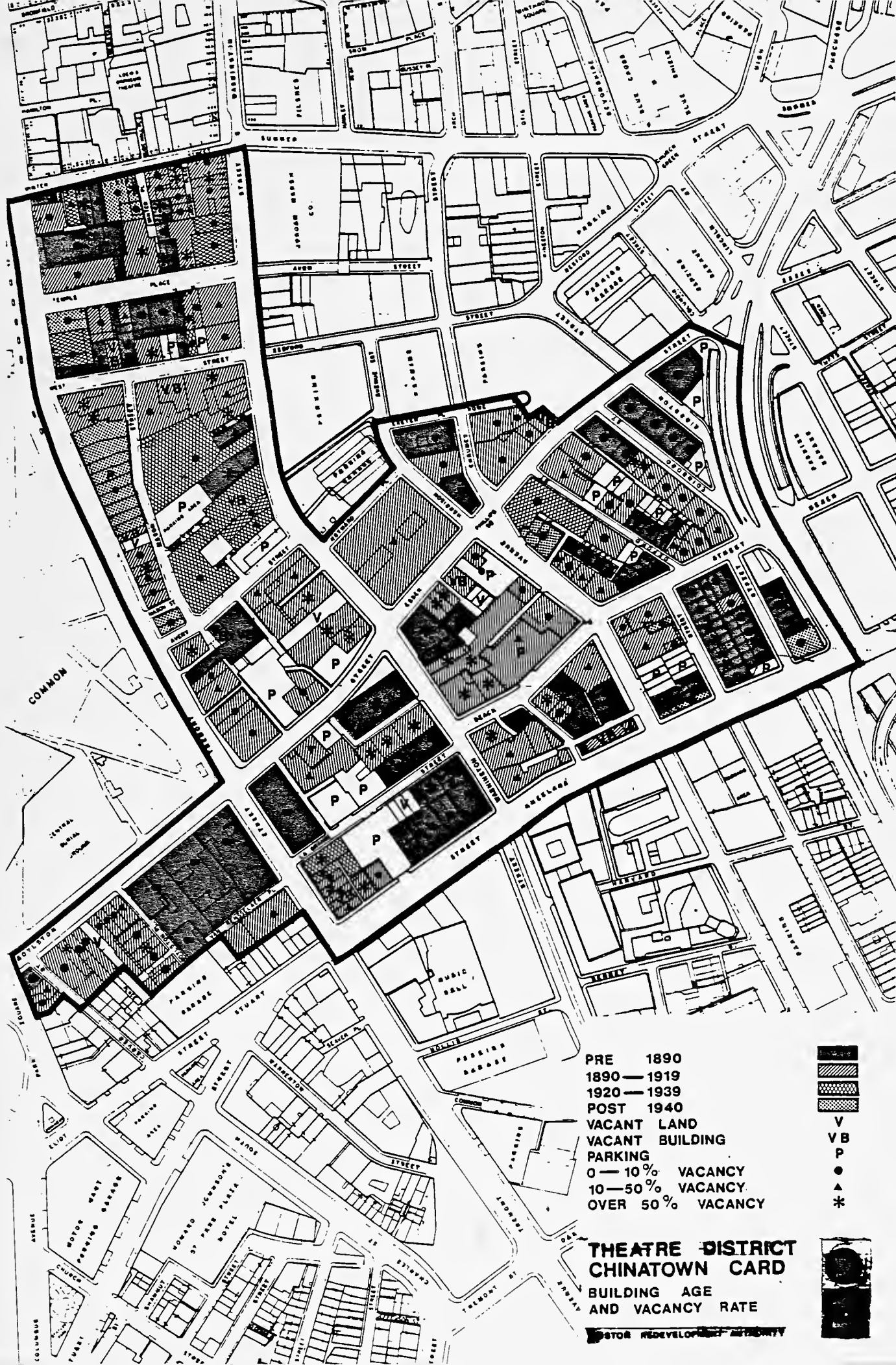




- 0 — 10% VACANCY
- 10 — 50% VACANCY
- OVER 50% VACANCY
- GOOD
- FAIR
- POOR
- VACANT LAND
- VACANT BUILDING
- PARKING

-
- ▲
- *
-
-
-
- V
- VB
- P

**THEATRE DISTRICT
CHINATOWN CARD**
BUILDING CONDITIONS
AND VACANCY RATES



PRE 1890
 1890 — 1919
 1920 — 1939
 POST 1940
 VACANT LAND
 VACANT BUILDING
 PARKING
 0 — 10% VACANCY
 10 — 50% VACANCY
 OVER 50% VACANCY

V
 VB
 P
 ●
 ▲
 *

**THEATRE DISTRICT
 CHINATOWN CARD**
 BUILDING AGE
 AND VACANCY RATE

POSTOR REDEVELOPMENT AUTHORITY



2.0 PLAN OBJECTIVES OF THE THEATRE DISTRICT/CHINATOWN PHASE II CARD

The Phase II CARD Plan's objectives are consistent with the City's revitalization program goals for the Washington Street area, Park Plaza, and Chinatown as identified previously in the BRA's Neighborhood Profiles for Chinatown/South Cove 1979, the Lower Washington Street Area Study of 1978 and the Theatre District Preliminary Report of 1979. It is complimentary to the Theatre District Phase I CARD of September 1980. The area is the focus of the emerging and unique downtown neighborhood in transition to a mix of retail, commercial, office, residential and performing arts uses. The area therefore attracts a variety of economic and social uses but the predominant impact is identified by the small retail operations along Washington Street and in the Beach Street area and the theatre structures located there.

It is the intention of the Theatre District/Chinatown Phase II CARD to stabilize and then expand commercial activity along these streets, which in turn will generate interest in adjacent perpendicular streets, to induce legitimate theatre operations into the underutilized theatre structures and to promote mixed-use developments to offset housing displacement throughout downtown.

Thus, the goals of the Theatre District/Chinatown Phase II CARD may be stated as follows:

1. To induce and support private sector investment in the Phase II area so that Downtown Crossing, Lafayette Place, Park Plaza and T-NEMC development activities have a positive impact on the adjacent existing business community and stimulates venture capital interest in underutilized or vacant property.
2. To reinforce and hasten the transformation already underway in the Adult Entertainment District to a more legitimate commercial and residential area.
3. To provide an additional financing mechanism whereby underutilized or abandoned theatre structures can be upgraded to attract national, international and local theatre productions and thereby capture a larger portion of the potential metropolitan performing arts audience.
4. To attract and encourage new development, particularly in the area of BRA Parcel 31 (bounded by Boylston, Washington, La Grange, and Tremont Streets), that will add new economic vigor to the entire Phase II district.
5. To support new construction on vacant or blighted parcels that is sensitive to and consistent with the architectural and land use characteristics of the area.
6. To maximize employment opportunities for Chinatown residents and for those in the performing arts trades.
7. To facilitate and provide assistance for the continued economic upgrading and expansion of business operation in the area.

8. To facilitate commercial and mixed-use investment in Chinatown while preventing the displacement of manufacturing jobs via commercial displacement.

3.0 BOUNDARIES OF THE THEATRE DISTRICT/CHINATOWN CARD

The Theatre District Phase II CARD encompasses the northern half of the Theatre District and Chinatown in downtown Boston and includes thirteen theatres, office buildings, parking facilities, commercial and residential uses.

The northwestern boundary separates the CARD from the Boston Common along Boylston Street between Park Square and Tremont Street and Tremont Street between Temple Place and Boylston Street. The Boston Reperatory and Colonial Theatres are located off Boylston Street.

The northern boundary is marked by Winter Street. The northeastern boundary runs along Washington Street between Winter Street and Hayward Place. The northern boundary then continues on Hayward Place, Harrison Avenue, Exeter Place, Rowe Place and onto Essex Street until the Surface Artery. The Paramount, Savoy/Opera House, and Modern Theatres are located on Washington Street. Essex Street and the Surface Artery borders Chinatown.

The eastern boundary is the Surface Artery down to Kneeland Street. The southern boundary continues on Kneeland Street to Stuart Street, along Tremont Street, and then borders the northern boundary of the State Transportation Building site to Park Square. Park Square up to the corner of New Charles Street and Boylston Street is the far western edge.

It is intended that the proposed Theatre District/Chinatown CARD encourage the performing arts industry through targeting private investment into the thirteen theatre structures located within its boundaries: The Modern, Savoy/Opera, and Paramount Theatres in the northern section, the Boston Reperatory, Colonial and Saxon in the southeastern portion of the CARD and the seven theatre structures in the Lower Washington area.

It will also serve as an extension of Boston's Central Business District. The Lafayette Place development and Downtown Crossing project border the northern and eastern edge of the CARD. In an effort to revitalize the commercial activity between the CBD and the City's other major retail area in the Back Bay, the far western edge of the CARD touches New Charles Street. Thus, the CARD area is a significant link between the Theatre District and two retail centers.

At the center of the proposed CARD is the Lower Washington Street neighborhood which contains many of the vaudeville show places of a bygone era. Until recently, the significance of these buildings was overshadowed by the presence of the Adult Entertainment District, also known as the Combat Zone. Many people have deliberately avoided the Lower Washington Street area because of its reputation as the "Zone". The shells of the theatres remain although there has been considerable deterioration resulting from inappropriate reuse and vandalism during vacancies. Some new theatre groups and the Boston Opera Company have begun the renovation of the theatre buildings. The CARD is designed to promote the relationship between theatres and adjacent retail space.

Chinatown is located in the southeastern portion of the CARD. Today the area suffers from a shortage of adequate, improved space for both commercial and residential use. It is surrounded by expressways which pose a substantial barrier to lateral expansion to the south and east. The type of development envisaged is a combination of renovation and new development carefully planned so that commercial uses will not displace existing residences or manufacturing facilities providing jobs for area residents. For implementation purposes, the subarea is bounded by Essex Street to the north, the Southeast Expressway to the east, Kneeland Street to the south, and Harrison Avenue to the west. The remaining area will be known as the Theatre District.

The Boundaries of the Theatre District/Chinatown CARD area are as follows:

Beginning at the intersection of the northerly sideline of Boylston Street and the westerly sideline of Tremont Street;

thence turning northerly and continuing northerly and northeasterly along the westerly sideline of Tremont Street to the intersection of said sideline and the extended southwesterly sideline of Winter Street;

thence turning southeasterly and continuing along the southwesterly sideline of Winter Street to the intersection of said sideline extended and the southeasterly sideline of Washington Street;

thence turning southwesterly and continuing along the southeasterly sideline of Washington Street to the intersection of said sideline and the northerly sideline of Hayward Place.

thence turning easterly and continuing along the northerly sideline of Hayward Place to the intersection of said sideline and the westerly sideline of Harrison Avenue Extension;

thence turning northerly and continuing along the westerly sideline of Harrison Avenue Extension to the intersection of said sideline and the extended northeasterly sideline of Exeter Place;

thence turning southeasterly and continuing along the northeasterly sideline of Exeter Place across Chauncy Street and along the northeasterly sideline of Rome Place to the intersection of the northeasterly sideline of Rome Place and the extended westerly sideline of the lot now or formerly of the Boston Edison Company;

thence turning southerly and continuing southeasterly and southerly along the lot line of property now or formerly of the Boston Edison Company to the intersection of said lot line and the northerly sideline of Essex Street;

thence turning easterly and continuing along the northerly sideline of Essex Street to the intersection of said sideline extended and the centerline of the right-of-way of the John F. Fitzgerald Expressway;

thence turning easterly and continuing along the northerly sideline of Essex Street to the intersection of said sideline extended and the centerline of the right-of-way of the John F. Fitzgerald Expressway;

thence turning southerly and continuing along the centerline of the right-of-way of the John F. Fitzgerald Expressway to the intersection of said centerline and the extended southerly sideline of Kneeland Street;

thence turning westerly and continuing along the southerly sideline of Kneeland Street to the intersection of said sideline and the westerly sideline of Tremont Street;

thence turning northerly and continuing along the westerly sideline of Tremont Street to the intersection of said sideline and the southerly lot line of the property now or formerly known as the Saxon Theatre;

thence turning westerly and northerly and continuing along the southerly and westerly lot lines of the property now or formerly known as the Saxon Theatre to the intersection of the northerly lot line of said property and the northerly lot line of property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building;

thence turning westerly and continuing westerly, northerly and westerly along the northerly, easterly and northerly lot lines of the property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building to the intersection of the northerly lot line of said property and the easterly sideline of Park Square;

thence turning northerly and continuing along the easterly sideline of Park Square to the intersection of said sideline extended and the northerly sideline of Boylston Street;

thence turning easterly and continuing along the northerly sideline of Park Square to the intersection of said sideline and the westerly sideline of Tremont Street and the point of beginning.

The boundaries of the Chinatown subarea are as follows:

Beginning at the intersection of the southerly side of Essex Street and the westerly side of Harrison Avenue;

thence turning easterly and continuing easterly along the southerly side of Essex Street to the intersection of said sideline and the centerline of the right-of-way of the John F. Fitzgerald Expressway;

thence turning southerly and continuing along the centerline of the right-of-way of the John F. Fitzgerald Expressway to the intersection of said centerline and the extended southerly sideline of Kneeland Street;

thence turning westerly and continuing along the southerly sideline of Kneeland Street to the intersection of said sideline and the westerly sideline of Harrison Avenue;

thence turning northerly and continuing along the westerly sideline of Harrison Avenue to the intersection of said sideline and the southerly sideline of Essex Street and the point of beginning.



**THEATRE DISTRICT
CHINATOWN CARD**

BOSTON REDEVELOPMENT AUTHORITY



4.0 LAND USE AND ZONING

The Theatre District/Chinatown Phase II CARD encompasses approximately 2,097,500 square feet of land. This is approximately 48.1 acres. Of this total, approximately 1,305,500 square feet (29.9 acres) are contained on 27.9 legal lots. The remaining 792,000 square feet (18.2 acres) consists of sidewalks, rights-of-way, and pedestrian areas associated with all or part of the 41 public ways included in the Theatre District/Chinatown Phase II CARD.

The various land uses found in the 279 legal lots are as follows:

<u>Land Use</u>	<u>Square Feet</u>	<u>% Total Square Feet</u>
Commercial	801,100	61%
Residential	187,800	14%
Parking	148,500	12%
Manufacturing	57,900	5%
Institutional	52,000	4%
Vacant Buildings	43,000	3%
Vacant Land	15,200	1%
	<u>1,305,500</u>	<u>100%</u>

The land area associated with the streets, sidewalks, and pedestrian ways that are included in the Theatre District/Chinatown Phase II CARD can be described as follows:

<u>Street</u>	<u>Square Feet</u>
Carver Street	(part of) 30,000
Boylston Street	(part of) 60,000
Tremont Street	(part of) 102,000
Kneeland Street	(part of) 101,000
Harrison Avenue	(part of) 58,000
Tyler Street	(part of) 10,000
Hudson Street	(part of) 10,000
Beach Street	(part of) 39,000
Kingston Street	(part of) 11,000
Essex Street	(part of) 50,000
Chauncy Street	(part of) 10,000
Washington Street	(part of) 90,000
Surface Artery Exit	(part of) 39,000
Winter Street	(part of) 5,000
Park Square	(part of) 1,000
LaGrange Street	15,000
Knapp Street	8,000
Edinboro Street	13,000
Ping On Street	6,000
Oxford Street	9,000

(Con't)

<u>Land Use</u>	<u>Square Feet</u>
Hayward Place	9,000
Avery Street	19,000
Mason Street	20,000
West Steeet	17,000
Tamworth Street	4,000
Temple Street	24,000
Boylston Place	6,000
Allen's Alley	6,000
Lowell Court	1,000
Boylston Square	7,000
Bumstead Court	3,000
Head Place	4,000
Haymarket Place	4,000
Mason Street Place	3,000
Harlaen Place	2,000
Winter Place	3,000
Jackson Place	2,000
Exeter Place	6,000
Rowe Place	6,000
Oxford Place	4,000
Hersey Place	2,000
Total	792,000

The Theatre District/Chinatown Phase II CARD encompasses part of two general business districts, (B-10, B-8-U), one restricted manufacturing district (M-8), and the entire adult entertainment overlay district (E).

While both business districts are general, the B-8-U district is designated as such because an agreement has been entered into with the BRA regarding land use and design controls on any development project proposed within the area covered by this type of overlay district. In addition, an adult entertainment overlay district (E) is included in both general business districts (B-8-U, B-10). Use Items No. 34A and 38A (adult books and adult entertainment) are allowed and the prohibition of moving or flashing signs does not apply.

The B-10 district encompasses eleven theatres, parking facilities and lots and other commercial uses such as fast-food restaurants (along Tremont Street) and shoe stores (along Temple Place). Institutions include the Boston YMCU Grand Lodge of the Masons, and St. Paul's Cathedral. The Boylston Building, and the YMCU have been designated as Boston City Landmarks. Other major office buildings are the Washington-Essex and the Little which is on Boylston Street. Residential uses range from elderly housing in the Stearns Building to Tremont-on-the-Commons, a market rate apartment development.

The B-8-U district encompasses two theatres and a variety of small businesses in the two block area where it overlaps the CARD district. Jacob Wirth's restaurant, located on Kneeland Street, and the Hayden Building on Washington Street, are both Boston City Landmarks.

The adult entertainment district (E) overlaps both the B-8-U and B-10 zones. This sector is dominated by six theatre/movie houses used for live entertainment, conventional films and X-rated films and performances. Much of the balance of the general floor uses in the area is taken up by subsidiary adult entertainment activities, such as adult entertainment book stores, peep shows, and the bars and fast-food outlets that have sprung up to serve a transient population.

The eastern M-4, a light manufacturing district, encompasses most of Chinatown. It primarily consists of a mixture of 3-5 story brick tenement structures and 4-8 story warehouse buildings containing garment-related businesses. The ground and first floors of these buildings contain commercial space principally restaurants and groceries while the upper floors contain low-income housing for the Chinese community. There is also a martial arts academy and a switching facility for the New England Telephone Company.

All of the land uses described above are allowed in their respective zoning districts under the Boston Zoning Code.

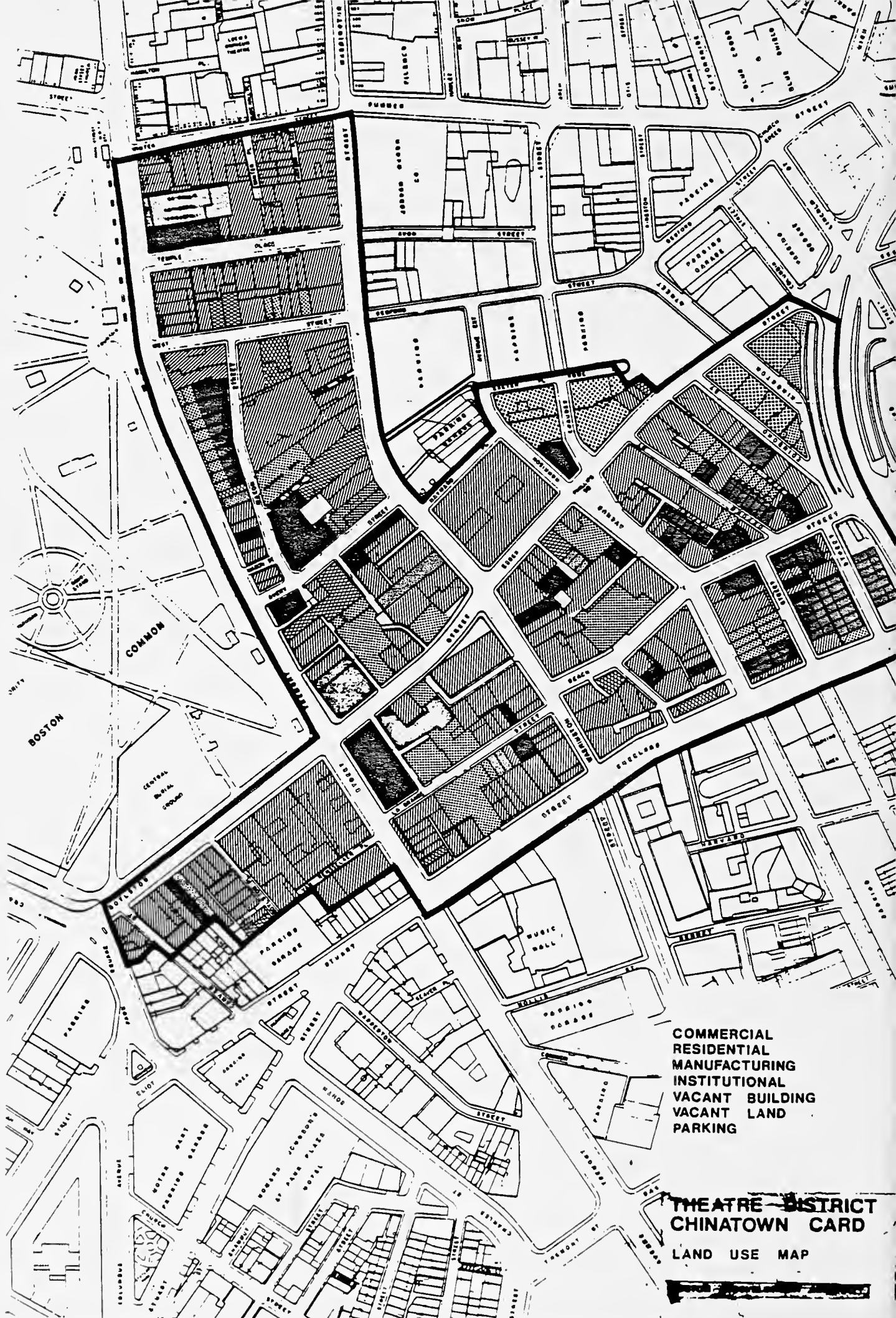


CHINATOWN SUBAREA



**THEATRE DISTRICT
CHINATOWN CARD**
PROPOSED BOUNDARIES

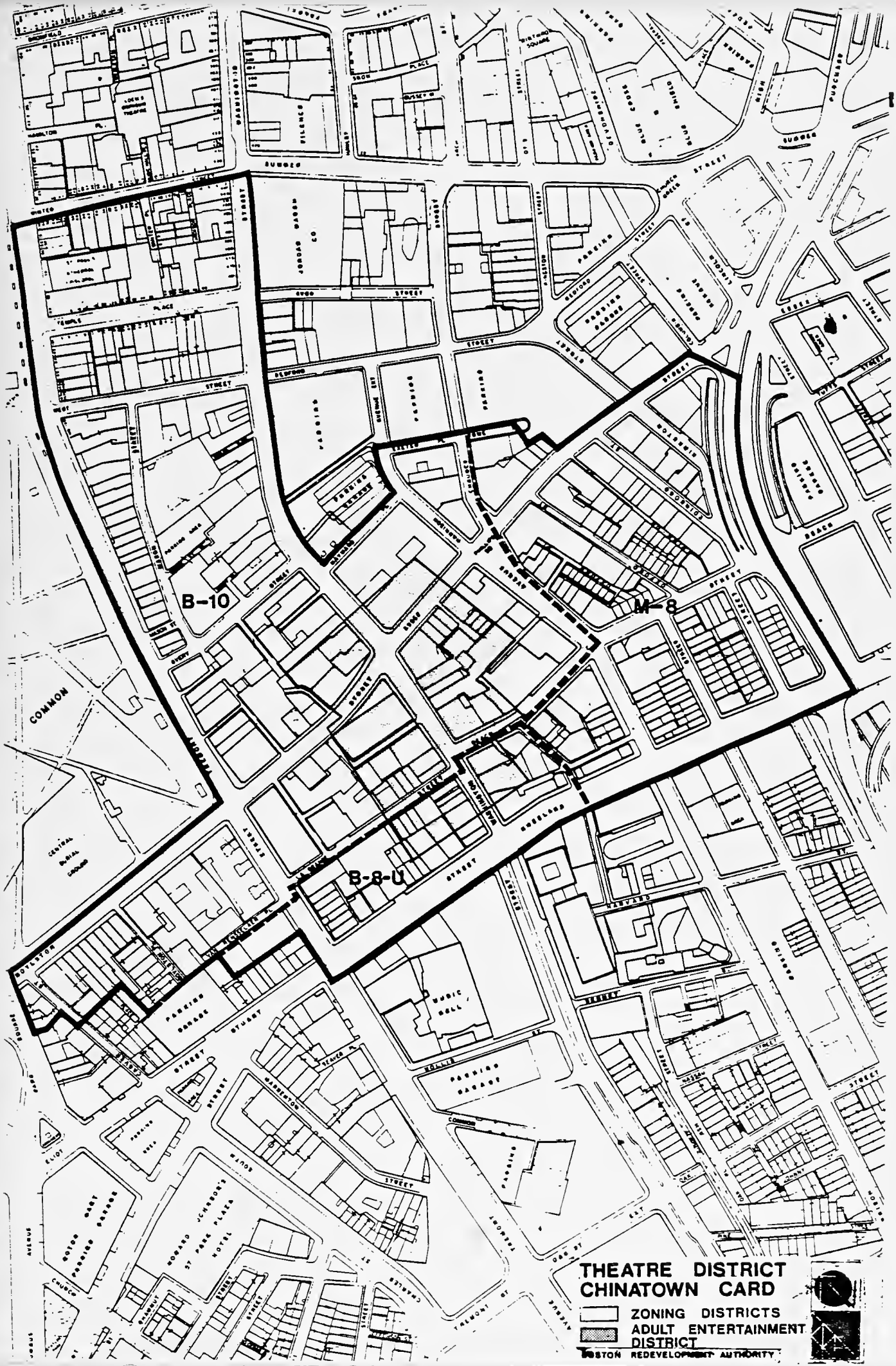




COMMERCIAL
RESIDENTIAL
MANUFACTURING
INSTITUTIONAL
VACANT BUILDING
VACANT LAND
PARKING

**THEATRE DISTRICT
CHINATOWN CARD**

LAND USE MAP

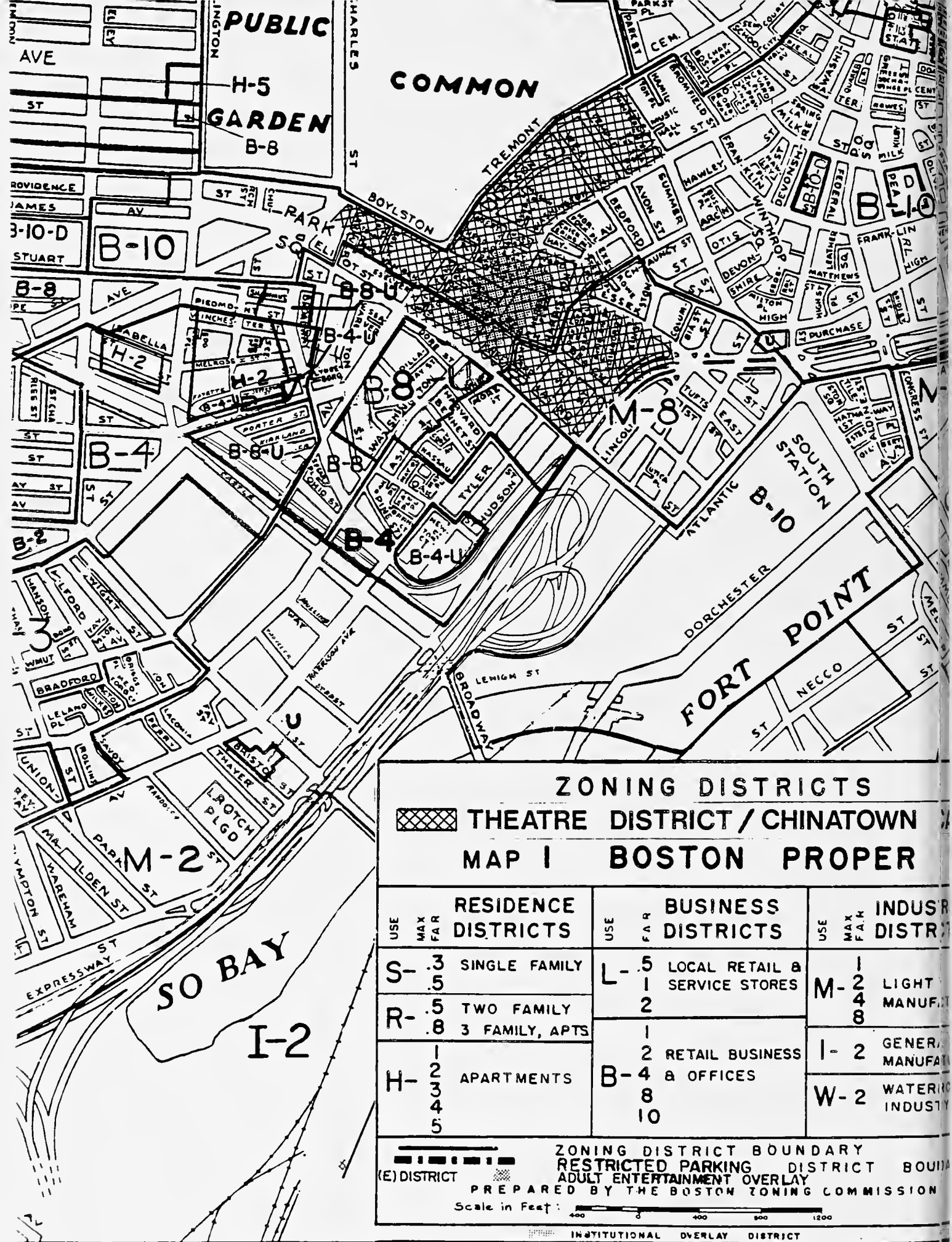


**THEATRE DISTRICT
CHINATOWN CARD**

□ ZONING DISTRICTS
■ ADULT ENTERTAINMENT
DISTRICT

BOSTON REDEVELOPMENT AUTHORITY





ZONING DISTRICTS
THEATRE DISTRICT / CHINATOWN
MAP I BOSTON PROPER

RESIDENCE DISTRICTS			BUSINESS DISTRICTS			INDUSTRIAL DISTRICTS		
USE	MAX FAR		USE	MAX FAR		USE	MAX FAR	
S-	.3 .5	SINGLE FAMILY	L-	.5 1 2	LOCAL RETAIL & SERVICE STORES	M-	1 2 4 8	LIGHT MANUFACTURING
R-	.5 .8	TWO FAMILY 3 FAMILY, APTS		1 2	RETAIL BUSINESS & OFFICES	I-	2	GENERAL MANUFACTURING
H-	1 2 3 4 5	APARTMENTS	B-	4 8 10		W-	2	WATERFRONT INDUSTRY

ZONING DISTRICT BOUNDARY
 RESTRICTED PARKING DISTRICT BOUNDARY
 ADULT ENTERTAINMENT OVERLAY
 PREPARED BY THE BOSTON ZONING COMMISSION
 Scale in Feet: 0 400 800 1200
 INSTITUTIONAL OVERLAY DISTRICT

ARTICLE 3

ESTABLISHMENT OF ZONING DISTRICTS

SECTION 3-1. Division of City into Districts. For the purposes of this code the City is hereby divided into districts as follows: three classes of residential districts; S (single family), R (general), and H (apartment); two classes of business districts: L (local) and B (general); and three classes of industrial districts: M (restricted manufacturing), I (general) and W (waterfront); each of which is further subdivided into subdistricts identified by a number which represents maximum allowed floor area ratio and some of which have a second number which represents a height limit, as follows: (*As amended on July 9, 1973.)

*(a) Residential Districts

S-.3	)	Single Family
S-.5)	
R-.5	)	General
R-.8)	
H-1-40)	
H-1-50)	
H-1)	
H-2-65)	
H-2	)	Apartment
H-3)	
H-4)	
H-5-70)	
H-5)	

(*As amended on February 17, 1971, March 20, 1972, and February 28, 1973.)

‡ (b) Business Districts

L- .5)	
L-1	)	Local
L-2-65)	
L-2)	
B-1)	
B-2)	
B-4-70)	
B-4	)	General
B-8-120)	
B-8)	
B-10-155)	
B-10)	

(‡ As amended on February 17, 1971,
September 27, 1973, and October 22, 1974)

(c) Industrial Districts

M-1)	
M-2	)	Restricted Manufacturing
M-4)	
M-8)	
I-2	)	General Industrial
W-2	)	Waterfront Industrial

‡The boundaries of these districts are hereby originally established as shown on a series of maps entitled "Zoning Districts City of Boston," dated August 15, 1962, on file in the office of the City Clerk, which maps, with all explanatory matter thereon, and all maps which, by amendment of this code, may be substituted therefore or made supplemental thereto shall be deemed to be, and are hereby made, a part of this code.

(‡As amended on May 26, 1972)

‡SECTION 3-1A. Special Purpose Overlay Districts. A subdistrict or part thereof or a contiguous group of subdistricts or parts thereof may be designated as a special purpose overlay district as follows: (a) planned development area (distinguished by the addition of the letter "D" to the designation of the subdistrict or subdistricts); (b) urban renewal area (distinguished by the addition of the letter "U" to the designation of the subdistrict or subdistricts); (c) adult entertainment district (distinguished by the addition of the letter "E" to the designation of the subdistrict or subdistricts); (d) restricted parking district; (e) flood hazard district or (f) institutional district. In an overlay district the regulations specified for the base subdistrict or subdistricts shall apply, insofar as they are not in conflict with special regulations specified for a particular overlay district.

‡Planned Development Areas. The whole or any part of a subdistrict may be established as a planned development area if such area contains not less than one acre and the commission has received from the Boston Redevelopment Authority a development plan, approved by said Authority after a public

‡This Section, inserted March 24, 1977, incorporates districts formerly described in Section 3-1. The first paragraph was subsequently amended on June 3, 1977.

hearing, for the development of the planned development area, singly or in connection with other planned development areas, provided, however, that no development plan shall be approved by said Authority unless said Authority finds that such plan conforms to the general plan for the City as a whole and that nothing in such plan will be injurious to the neighborhood or otherwise detrimental to the public welfare. Such development plan shall set forth the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures, and may include proposed building elevations, schematic layout drawings and exterior building materials, and such other matters as said Authority deems appropriate to its consideration of the proposed development of the area. To insure that no work proceeds other than in accordance with the development plan, no structure shall be erected, reconstructed, or structurally changed or extended in a planned development area unless all drawings and specifications therefor shall have been subjected to design review and approved by said Authority. The Building Commissioner shall not issue any building or use permit with respect to any building, structure, or land within a planned development area unless said Authority has

certified on the application therefor and on each and every plan filed with the Building Commissioner in connection therewith that the same is consistent with the development plan for such planned development area. Except as otherwise provided in Article 6A, planned development areas shall be subject to all the provisions of this code applicable to the subdistrict in which the area is located.

(‡As inserted on July 2, 1968)

‡Urban Renewal Areas. Upon application from the Boston Redevelopment Authority, the whole or any part of a subdistrict may be established as an urban renewal area if all land within such urban renewal area is the site of or for a low rent housing project, or a housing project for elderly persons of low income, or consists solely of land, including land under water, with respect to which an agreement has been entered into with said Authority establishing use and dimensional controls as specified in a land assembly and redevelopment, or urban renewal plan, as defined in Chapter 121 of the General Laws. Section 13-1 (except the maximum floor area ratio specified in Table B thereof), Section 13-2 and 13-4, and Articles 14, 16, 17, 18, 19, 20, 21, and 22 shall not apply to urban renewal areas; but except as otherwise provided in Article 6A, urban renewal areas shall be subject to all other provisions of this code applicable to the subdistrict in which the area is located.

(‡As inserted on September 7, 1967, and amended on July 2, 1968)

‡Restricted Parking District. A contiguous group of subdistricts or parts thereof may be established as a restricted parking district. Within a restricted parking district, off-street parking facilities including parking lots, parking garages, and parking accessory or ancillary to any use other than Use Items numbered 1 through 15 shall be conditional uses, which may be granted only in conformance with the provisions of Section 6-3A as well as Section 6-3.

(‡As inserted on September 27, 1973)

‡Adult Entertainment District. An adult entertainment district is an overlay district in which Use Items No. 34A and 38A (adult books and adult entertainment) are allowed, and in which the prohibition of moving or flashing signs in Section 11-2 does not apply.

(‡As inserted on November 27, 1974)

‡Flood Hazard Districts. The location of and regulations for flood hazard districts are set forth in Article 25 of this code.

(‡As inserted on March 24, 1977)

‡Institutional District. Notwithstanding the provisions of Table A of Section 8-7, in an institutional district the following uses are conditional uses in instances where they would otherwise be allowed under said Table A: any use listed under Use Item No. 16, 17, 20, 22A, 28, 29, or 30. Use Item No. 72, accessory parking, shall be a conditional use if the main use to which it is accessory is in existence at the time that new or additional parking spaces are applied for and if such main use is a use listed under Use Item No. 11, 12, 13, 13A, 14, 16, 16A, 17, 18, 19, 20, 22A, 28, 29, or 30.

(‡As inserted on June 8, 1977)

SECTION 3-2. Interpretation of District Boundaries. Where a district boundary is indicated on a map constituting part of this code as approximately following, or parallel to, the center line or side line of a street, highway, railroad right-of-way, or water course, such boundary shall be construed as following, or as being parallel to, such center line or side line. Where a district boundary is indicated on such a map as approximately following a lot line, such lines shall be construed to be said boundary. If no distance is indicated on such a map for a district boundary running parallel to the center line or side line of a street or highway, such dimension shall be assumed to be one hundred feet from such line or, if as determined by the use of the scale shown on such map it is at least twenty feet more, or twenty feet less, than one hundred feet, it shall be as so scaled.

5.0 PLAN STRATEGY

5.1 Public Improvements

In December of 1978, Benjamin Thompson & Associates was contracted by the Boston Redevelopment Authority to provide a conceptual plan for Theatre District Phase II area, develop preliminary proposals as to how the public environment could be treated and a series of feasibility studies for key development parcels with the area.

This plan identified three strategic intersections in the Theatre District where public improvements could be targeted to have maximum impact on this public environment. These intersections are identified as 'Theatre Corner' (Tremont and Boylston Streets), 'Tremont Circus' (Tremont and Stuart Streets) and 'Liberty Square' (Boylston/Essex and Washington Streets).

The final part of the plan deals with the design of public improvements to reinforce the special character of the area. Lighting is of prime importance in that optimum use of the Phase II area occurs after dark. It is recommended that lights be strung across Tremont Street, the features of important landmark buildings be outlined by lights and that lighting vary in intensity according to use and location. Likewise, paving materials, street furniture, information kiosks, lighting and signage should be specialized to each sub-area.

To date, public improvements implementation have included those elements associated with the Park Plaza Urban Renewal Project which includes utility work, new street and pedestrian paving in the Charles, Stuart, Tremont, Boylston and Washington Streets area of the Theatre District Phase I and II CARD area. In addition, funding from the U.S. Economic Development Administration is being sought to complete a specialized pedestrian amenities installation in this area.

In the northern sector of the Theatre District/Chinatown Phase II area, the highly successful Downtown Crossing pedestrian improvements have been installed in phased fashion pending completion of the Lafayette Place complex with its associated public improvements. Temple Place, West Street, Washington Street and Avery Street are being considered for similar Downtown Crossing brick pavement, acorn street lights, bollards, planters and benches.

U.S. Economic Development Administration funding is projected to augment City capital improvement funds in the reconstruction of Mason Street from Avery to West Streets. New street lighting has recently been installed along Tremont Street and the new Avenue de Lafayette is to be constructed from Essex Street to Washington Street.

In Chinatown's primary shopping area, several improvements are planned along Beach Street between Harrison Avenue and the Surface Artery. The principal element is the construction of a ceremonial Gateway at the Surface Artery end of Beach Street. The Gateway will be framed by two landscaped sitting areas providing green open space in this densely built up area. Funding will be provided in part from a trust fund available to the City for the beautification of streets and private ways.

In addition to the Gateway project, new sidewalks will be constructed on Beach Street with neckdowns and trees added to improve the appearance and reinforce the "local street" status by discouraging through traffic. The sidewalks will have a special Oriental motif to identify Chinatown's business district as a special place. Banners are being hung at several locations to delineate Chinatown. These improvements are to be paid for with Community Development Block Grant funds. This same funding source is to be used for a storefront improvement program under which merchants receive design assistance and a financial incentive to upgrade their facades.

The Harrison Avenue-Essex Street intersection has exceptionally wide rights-of-way and no traffic signalization to control traffic movement. The City also is designing a plan to narrow the right-of-way of Harrison Avenue between Essex Street and Beach Street to facilitate pedestrian access between Chinatown and Lafayette Place. The widened sidewalk with tree planting will make the area more attractive to pedestrians thereby encouraging the hotel visitors at Lafayette Place to patronize Chinatown restaurants and gift shops. This project is made possible through CDBG funding.

5.2 Use of Development Incentives Available Within Approved CARD Areas

The Theatre District/Chinatown Phase II CARD encompasses an area that can potentially generate a significant and varied number of physical and economic development projects. An indication of this activity can be characterized by the following:

1. The complete rehabilitation of the former Savoy Theatre by the Opera Company of Boston. This would include the construction of a new stage house and creation of rehearsal, shop and administrative space. Estimated project cost of \$7.5 million.
2. The landmark Boylston Building, located at the corner of Boylston and Washington Streets, would be totally refurbished to contain office and ground floor commercial space by the Chinese Economic Development Council. Estimated project cost of \$6.5 million.
3. The long-awaited rehabilitation of the landmark Paramount Theatre building on Washington Street. Because of the critical location of this property adjacent to the Savoy/Opera House, and opposite Lafayette Place, CARD benefits can be utilized as an incentives package for this city-owned property to attract private developers.
4. 33 West Street, a five-story building recently purchased by Many Mansions, Inc., which proposes to convert the structure to an academic/conference center and commercial restaurant operation. Estimated project cost of \$400,000.
5. The Liberty Tree Building, located at the corner of Boylston and Washington Streets. Feasibility studies are underway by the owner/developer of this property to determine how this structure could be linked to adjacent buildings to create a strong commercial/office node. Development of this property would strengthen Essex Street as a primary commercial and housing link to Chinatown.

5.3 General Character of Development/Redevelopment

The general character of redevelopment envisioned is a reinforcement of the existing fabric with renovation and new development balances. Old theatres which have in recent years deteriorated from disinvestment and adult entertainment use will be rehabilitated for new theatre groups. Other restaurants and clubs will be encouraged to open in the area so that the theatre patrons will remain in the City for post-theatre dinner and entertainment. New lighting and amenities will also encourage theatre patrons to stay in the area and use public transportation.

Vacant upper floors will be renovated for office and residential use. Within Chinatown, the emphasis is on upgrading existing businesses and avoiding residential and manufacturing displacement. New opportunities for Chinese residents are anticipated.

5.4 Local Financial Commitment

The City has presently committed \$30,000 in planning funds to carry out work associated with public improvements design Phase II. Essential to the City's overall goals for the area is the need to give visual identity and cohesiveness to the Theatre District/Chinatown area while also creating focal points and emphasizing the richness and diversity of night uses, services and architectural forms. A plan and specifications for these necessary features will include the development of fixtures, public artworks, coordination of graphic images, mood of signage and direction for architectural facade renovation. Supplemental funds for this planning work is being sought from the National Endowment for the Arts.

To support the reconstruction and stagehouse expansion plans of the Opera House and the redevelopment of the entire block bounded by West, Washington, Avery and Tremont Streets, the BRA is seeking a Public Works Grant from the U.S. Economic Development Administration (EDA) in the amount of approximately \$1.5 million.

\$176,000 in City capital funds are targeted for design fees and construction of pedestrian amenities along Washington Street and extensive Downtown Crossing improvements are planned for Temple Place, West and Avery Streets and Washington Street.

An estimated \$6 million in City funds will be utilized to plan, engineer and construct the new Avenue de Lafayette from the Fitzgerald Expressway to Washington Street. This new route will facilitate the Lafayette Place retail/hotel complex as well as relieve the congestion of commuter or pass through automobile traffic from the Chinatown core area and specifically Beach Street. Programming is also underway to implement pedestrian amenities along Beach and Essex Streets and Harrison Avenue.

In addition, Urban Systems funds associated with the Park Plaza Urban Renewal Project, Stage I, II and III are allocated for relocation of utilities, basic roadway construction including pavement, temporary signing, street lighting and traffic signals for Boylston Street, Stuart Street, Tremont Street and Lower Washington Street. The implementation of this project is estimated to cost \$1.3 million. A complementary EDA Public Works grant in the amount of \$714,000 is being prepared by the BRA to complete final infrastructure improvements and pedestrian amenities for this area and Parcel 31, the block bounded by Boylston, Tremont, and Washington and Stuart Streets.

The \$330,000 in funding for the ceremonial Chinatown Gateway project at the Surface Artery end of Beach Street was provided in part from a trust fund available to the City for the beautification of streets and private ways. Construction will be completed in late Spring 1981.

5.5 Compatibility With Downtown Development

The Theatre District/Chinatown Phase II CARD is located well within the accepted boundaries of downtown Boston. The Theatre District/Chinatown Phase II CARD plan is consistent with the development framework put forth in Benjamin Thompson's plan for the Theatre District.

5.6 Land Use and Design Controls

More restrictive land use and design controls, other than the present Boston Zoning Code and the project submission and certification procedures outlined in Section 7.0 and 8.0 of this plan, will not be needed to implement the Theatre District/Chinatown CARD plan. The Business and Manufacturing zoning classification allows for the commercial activity expected to take place. The City of Boston has in effect a sign code regulating size, placement, and aspects of design of commercial signage. New signs are subject to provisions of the Code.

Within the Theatre District/Chinatown CARD area, certain buildings have been nominated for National Register designation. Further, the BRA is evaluating the merits of other Historic Districts within the CARD's boundaries.

In the event that property owners using the CARD program request and receive a Chapter 121A tax agreement, the BRA automatically has design review prerogatives. When the property owner seeks relief from provision of the Zoning Code through the Zoning Board of Appeal, the variances are sometimes granted with a BRA design review proviso attached.

Should a developer wish to propose a project involving a site of one acre or more that will require exceptions to the Boston Zoning Code, the code provides for the creation of a Planned Development Area.

In order to establish a PDA, a complete development plan for the site must be prepared and submitted to the BRA for approval after a public hearing. The approved plan must then be submitted to the Boston Zoning Commission for its approval after a second public hearing before the BZC.

After the BRA and Boston Zoning Commission have approved the development plan for the PDA, any exceptions to the existing zoning code that are part of the plan must also be approved by the Zoning Board of Appeals after a third public hearing before this board.

The BRA also requires that any developer in a CARD receive written certification from the Director of the BRA that the project proposed for the developer is:

1. located within the boundaries of the appropriate CARD, and
2. meets the objectives of the appropriate CARD plan.

In order to secure this certification, the developer must submit architectural and financial information to the Director of the BRA for design review and approval. The nature and type of project-related information to be submitted for proposed development projects is outlined in Section 8.0 of this plan.

6.0 FINDING OF CONFORMANCE WITH OTHER LOCAL PLANS

The Theatre District/Chinatown Phase II CARD plan is in conformance with the overall strategy of The 1965-1975 General Plan for the City of Boston, as published by the Boston Redevelopment Authority in 1965.

The Theatre District/Chinatown Phase II CARD is in conformance with the Park Plaza Urban Renewal Project, a portion of which is within the CARD's boundaries, located west of the proposed plan.

The Theatre District/Chinatown Phase II CARD is in conformance with the Lafayette Place Project, Bedford/West Urban Renewal Plan located north of the proposed CARD plan.

The Theatre District/Chinatown Phase II CARD is in conformance with the BRA's Neighborhood Profiles for Chinatown/South Cove 1979.

The Theatre District/Chinatown Phase II CARD is in conformance with the Lower Washington Street Area Study of 1978.

The Theatre District/Chinatown Phase II CARD is in conformance with the Theatre District Preliminary Report of 1979.

The Theatre District/Chinatown Phase II CARD is in conformance with the South Cove Urban Renewal Plan, south of the proposed CARD plan.

7.0 BUSINESS COMMUNITY PARTICIPATION PROVISIONS

7.1 Business Community Participation in the Development and Marketing of The Theatre District/Chinatown Phase II CARD

In January 1979, a Theatre District Organizing Committee (TDOC) was formed to provide citizen participation in public and private sector actions proposed for the Theatre District/Chinatown Phase II CARD area. This group included representatives of the Opera Company of Boston, Chinese Economic Development Council, First Shawmut Corporation, and the Washington-Tremont Streets Neighborhood Association. A CARD subcommittee, chaired by a representative of Charlestown Savings Bank, was formed by the TDOC to discuss the mechanics of the program with Boston Redevelopment Authority staff and to gain an understanding of CARD, met with representatives of the Massachusetts Industrial Finance Agency.

This CARD subcommittee has reviewed the Theatre District/Chinatown Phase II application and will continue to assist the Boston Redevelopment Authority in the review of proposals utilizing CARD incentives.

As a supporting and integral part of the Theatre District/Chinatown economic development strategy, the Boston Redevelopment Authority is preparing a proposal for submission to the U.S. Economic Development Administration to obtain funding for a marketing effort for the area. This program will link the tourist attracting ability of Chinatown, including restaurants, exotic shops and cultural attractions, with the performing arts industry which is centered in the Phase I and II Theatre District/Chinatown CARD area. The 1979 BRA report entitled: Boston's Theatre District, A Program for Revitalization, indicates that 75% of theatre-goers dine before or after performances but the lack of restaurants in the area is a matter of complaint. This could be mitigated in part by promoting the resources of Chinatown. Additionally, 70% of non theatre-goers indicated they would visit the Phase I and II area if it were revitalized. This proposed marketing effort will target these groups and structure an overall, area effort to promote the unique economic strengths of the Theatre District/Chinatown area.

Boston

October 27, 1980

Secretary Byron Matthews
Executive Office of Communities
and Development
Saltonstall Building
100 Cambridge Street
Boston, Massachusetts 02201


Dear Secretary Matthews:

I am an Attorney qualified to practice law in the Commonwealth of Massachusetts and as the Corporation Counsel of the City of Boston, I am the Attorney for the City of Boston.

I have reviewed the document entitled "Application for Designation of the Theatre District/Chinatown CARD", certain notices of a public hearing held by the Boston City Council and a Resolution passed by the City Council and approved by the Mayor.

I find that the above CARD Plan and the approval of the Mayor and City Council as the local governing body of the City of Boston are in accordance with law.

Yours very truly,


Corporation Counsel
BEP



7.2 Business Community Participation in the Implementation of the Theatre District/Chinatown Phase II CARD Plan

In order to be eligible for any present or future development incentives that would not otherwise be available, except in a Commercial Area Revitalization District, any developer of a proposed project in the Theatre District/Chinatown Phase II CARD must secure written certification from the Director of the Boston Redevelopment Authority that the proposed project is:

1. Located within the boundaries of the Theatre District/Chinatown Phase II CARD, and
2. Conforms with the objectives of the Theatre District/Chinatown Phase II CARD Plan.

Before granting the above certification, the BRA requires the submission of certain project-related information for design review and approval. The nature and type of this required project-related information is outlined in Section 8.0 of the Theatre District/Chinatown Phase II CARD.

As part of the review process, civic leaders and businessmen from the Theatre District/Chinatown Phase II area will be asked for comment on projects seeking CARD-related development incentives.

The Boston Redevelopment Authority will not authorize certification of any development proposal in the Chinatown subarea (bounded by Essex Street, Southeast Expressway, Kneeland Street, and Harrison Avenue) of the Theatre District/Chinatown Phase II CARD for a period of ninety (90) days, commencing on the date when the CARD receives final approval, so that comprehensive criteria for development can be formulated and agreed upon by a group of Chinatown's residents, business and civic leaders and the Boston Redevelopment Authority. Upon completion of these criteria, all CARD-related proposals in the Chinatown subarea of the Theatre District/Chinatown Phase II CARD shall be reviewed for their conformance with these development criteria.

Any tax-exempt revenue bond financing proposal for a project in the Theatre District/Chinatown Phase II CARD must be approved by the Boston Industrial Financing Authority at a scheduled public meeting of IDFA.

The public purpose of such bond issues must also be approved by the Boston City Council. This approval process includes a public hearing before the Planning and Development Committee and a vote of full City Council at a regularly scheduled meeting that is open to the public.

Any application for mortgage insurance through the Massachusetts Industrial Finance Agency must be approved at a regularly scheduled public meeting of MIFA.

8.0 PROJECT CERTIFICATION AND SUBMISSION REQUIREMENTS

In order to be eligible for any present or future development incentives that would NOT otherwise be available except in the Theatre District/Chinatown Commercial Area Revitalization District, any developer of a proposed project in the Theatre District/Chinatown CARD must secure written certification from the Director of the Boston Redevelopment Authority that the proposed project:

1. is located within the boundaries of the approved Theatre District Chinatown CARD, and
2. that the proposed development project is in conformance with the objectives of the Theatre District Chinatown CARD Plan.

In order to insure that a proposed development project in the Theatre District/Chinatown CARD meets the above project certification criteria, the developer of the proposed project shall submit the following materials to the Director of the Boston Redevelopment Authority for design review and project certification:

1. Sufficient 8"x10" glossy photographs of the project area to describe the existing conditions on the proposed project site including the interior and principal facades of any buildings(s) to be rehabilitated.
2. Site plans showing the project area and the approximate location of structures and facilities to be constructed.
3. Drawings showing the buildings and other improvements to be constructed in a form adequate to show the nature and extent of the project, including elevations, floor plans, and elevations of the surrounding area.
4. Outline specifications showing generally the character and quality of the construction to be employed.
5. A statement of all permissions which will be required for the project to deviate from zoning, building, health and fire laws, codes, ordinances and regulations in effect in Boston.
 - a. A statement of the deviations required from the State Building Code to include the anticipated date said deviations will be approved.
 - b. If deviations are required from the Boston Zoning Code, the request shall have a comparison of what the Code requires and what the project will provide.
6. A description of which improvements to be constructed as part of the proposed project will be financed by the owner or developer of the project and any improvements to be constructed that will be financed by proposed tenants as leasehold improvements.
7. A pro forma financial statement showing the developer's ability to carry out the proposed project.

9.0 DESCRIPTION OF THE IMPLEMENTING AGENCY

The implementing agency for the Theatre District/Chinatown CARD is the Boston Redevelopment Authority.

The BRA has been both the planning and urban renewal agency for the City of Boston since 1960.

The BRA was established in August, 1957, at the request of the Mayor and City Council and carried out urban renewal programs in accordance with Chapter 121B of the Massachusetts General Laws. It received its certificate of organization from the Secretary of the Commonwealth on October 4, 1957.

The planning function was assumed in 1960 when the City Planning Board was abolished and its staff transferred to the BRA.

The BRA is also the designated City agency responsible for the review and approval of all 121A applications within the City of Boston. Chapter 652 of the Acts of 1960 gives the BRA the power to approve applications for the formation of non-profit, limited dividend or cooperative entities under Chapter 121A, Section 13, of the Massachusetts General Laws for the purpose of redevelopment within the City.

In addition, the Authority reviews and makes recommendations on all cases before the Boston Zoning Board of Appeal and must review and approve all development plans for Planned Development Area under the Boston Zoning Code.

In order to carry out these various functions, the Authority maintains a permanent staff in several departments and disciplines that are directly related to the review and implementation of the Theatre District/Chinatown CARD.

These departments and disciplines include urban design, landscape, architecture, comprehensive planning, neighborhood planning, environmental review, preservation planning, legal, engineering, real estate and research.

10.0 Notice of Public Hearing

The Planning and Development Committee of the Boston Council will hold a public hearing on Tuesday, October 7, 1980 at 10:00 A.M., in the Council Chamber to discuss the creation of a Theatre District/Chinatown Commercial Area Revitalization District (CARD).

The proposed Theatre District/Chinatown CARD encompasses that portion of the Theatre District and the Chinese Business District bounded by Tremont Street from West Street to Boylston Street, Boylston Street from Tremont Street to Charles Street, Park Square from Boylston Street to Eliot Street, Eliot Street from Park Square to Carver Street, the back lot line of the site of the new State Transportation Office Building between Carver Street and Tremont Street, Tremont Street from said back lot line to Stuart Street, Stuart Street from Tremont Street to Charles Street South, Charles Street South from Stuart Street to Tremont Street, Tremont Street from Charles Street South to Hollis Street, Hollis Street from Tremont Street to the back lot line of the Music Hall Theatre, said back lot line of the Music Hall Theatre from Hollis Street to Stuart Street, thence continuing down Stuart Street to Kneeland Street, Kneeland Street from Stuart Street to the Fitzgerald Expressway, the Fitzgerald Expressway from Kneeland Street to Columbia Street, Columbia Street from the Fitzgerald Expressway to Essex Street, Essex Street from Columbia Street to the back lot line of the Boston Edison Substation property, from Essex Street to Rowe Place, Rowe Place from said back lot line to Chauncy Street, thence continuing across Chauncy to Exeter Place, Exeter Place from Chauncy Street to Harrison Avenue Extension, Harrison Avenue Extension from Exeter Place to Hayward Place, Hayward Place from Harrison Avenue Extension to Washington Street, Washington Street from Hayward Place to West Street, West Street from Washington Street to Tremont Street and the point of beginning.

A plan for the development of the Theatre District CARD will be presented at the hearing.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978 Chapter 495) authorized the use of tax-exempt industrial revenue bond financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization has been approved both by the City and by the Secretary of Communities and Development. A similar amendment to Chapter 23B makes approval of such a plan by the Secretary a pre-condition for the use of Urban Job Incentive Program Tax credits by commercial facilities. In the future, the State legislature may tie the availability of other incentives to CARD plan approvals.

TOP OF PUBLIC HEARING
DISTRICT CARD?
WATSON: CARD
The Mayor's Office of the Boston Commonwealth has scheduled a public hearing on Wednesday, October 7, 1980, at 6 p.m., in the Council Chamber, City Hall, regarding the creation of the Theatre District/Camden Area Revitalization District (CARD). The proposed Theatre District/CARD encompasses the area from the Theatre District to the Chinese-Business District, bounded by Tremont Street, Winter Street to Boylston Street, Boylston Street from State Street to Charles Street, Park Square from Boylston Street to the back lot line of the new St. Francis Hospital building, the Back Square east of Tremont Street, Tremont Street from the back lot line to Stuart Street, Thence continuing down Stuart St. to Kneeland Street, Kneeland Street from Stuart Street to the Fitzgerald Highway, the Fitzgerald Highway from Kneeland Street to Washington Street, Washington Street from the Fitzgerald Highway to Essex Street, Essex Street from Columbus Street to the back lot line of the Boston Sub-station property, Essex Street to Rowe Place from said lot line to Chauncy Street, Thence continuing—essentially to Essex Street, Chauncy Street from Essex Street to Harrison Avenue Extension, Harrison Avenue Extension from Essex Street to Harvard Place, Harvard Place from Essex Avenue Extension to Arlington Street, Washington Street from Harvard Place to Arlington Street, West Street from Arlington Street to Tremont Street and the point of origin of the proposed Theatre District/CARD presented at the hearing.

The 12 of Chapter 40B of the Massachusetts General Laws as amended (by Chapters 1 and 10 of St. 1978 c. 495) authorizes the use of eminent domain for "commercial industrial redevelopment and financing for 'catalytic enterprises' provided such enterprise is located in an area for which a commercial area revitalization program has been approved both by the Board of Planning and Development and the Secretary of Commerce." Similar amendment to Chapter 40A makes approval of such action by the Secretary a condition for the use of Urban Redevelopment Program Tax Credits for commercial facilities. The intent of the program may be the establishment of incentives to CARD projects.

On this 30th day of September A. D. 19 80
personally appeared before the undersigned, a Notary Public, within

and for the said county, Betty Walker

of the Boston Herald American a newspaper published by The Hearst Corporation, in Boston, County of Suffolk, in the Commonwealth of Massachusetts, and who being duly sworn, states on oath that the Boston Redevelopment Authority Theatre Dist. Chinatown Card Plan Public Hearing 10/7/80 10:00 advertisement was published in said newspaper in its issues of

Sept. 23, A. D. 19 80

Subscribed and sworn to before me, this 30th

day of September A. D. 1980

Notary Public

CITY OF BOSTON

IN CITY COUNCIL.

WHEREAS, in accordance with Chapters 40D and 23B of the Massachusetts General Laws the Commonwealth of Massachusetts, acting by and through the Secretary of Communities and Development, may approve Commercial Area Revitalization District Plans (herein referred to as CARD Plans); and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial and mixed commercial and residential development that would be in the public interest of the citizens of Boston; and

WHEREAS, the redevelopment of the Theatre District/Chinatown CARD, the boundaries of which are described on page 6 of the application for designation of the Theatre District/Chinatown CARD, would further the community development objectives of the City of Boston and would result in the physical redevelopment of said District and the creation of employment opportunities of a character consistent with that contemplated by the above cited statutes;

NOW, THEREFORE, BE IT ORDERED

1. That the Theatre District/Chinatown Commercial Area Revitalization District described above (and herein referred to as the CARD) is a predominantly commercial geographic area; and


2. That implementation of the proposed CARD Plan will serve to avert and reverse the decay of the area covered by the Plan and will help deter the movement of commercial enterprises into previously non-commercial areas; and

3. That the Theatre District/Chinatown CARD Plan is hereby approved and that said Plan shall be submitted to the Secretary of Communities and Development for approval.

In City Council October 8, 1980. Passed.

Approved by the Mayor October 24, 1980.

Attest:


City Clerk 1

THEATRE DISTRICT/CHINATOWN CARD
BOUNDARY REVISIONS, MAY 1981

CITY OF BOSTON
Kevin H. White, Mayor

BOSTON REDEVELOPMENT AUTHORITY
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Member
William A. McDermott, Member
Kane Simonian, Secretary
Robert J. Ryan, Director

DESCRIPTION OF THE THEATRE DISTRICT/CHINATOWN

CARD PLAN CHANGES - MAY 1981

The May 1981 Theatre District/Chinatown CARD revision will extend the existing Theatre District/Chinatown CARD boundaries. This extension will include the Lafayette Place Project and permit the use of CARD financial incentives in the construction of the Lafayette Place garage. The aforementioned changes will not affect the overall CARD strategy outlined in the original CARD as established in November 1980.

REVISED CARD BOUNDARIES - MAY 1981

The Boundaries of the Theatre District/Chinatown CARD area are as follows:

Beginning at the intersection of the northerly sideline of Boylston Street and the westerly sideline of Tremont Street;

thence turning northerly and continuing northerly and northeasterly along the westerly sideline of Tremont Street to the intersection of said sideline and the extended southwesterly sideline of Winter Street;

thence turning southeasterly and continuing along the southwesterly sideline of Winter Street to the intersection of said sideline extended and the southeasterly sideline of Washington Street;

thence turning southwesterly and continuing along the southeasterly sideline of Washington Street to the intersection of said sideline and the northerly sideline of Avon Street;

thence turning easterly and continuing along the northerly sideline of Avon Street to the intersection of said sideline and the easterly sideline of Chauncy Street;

thence turning southerly and continuing along the easterly sideline of Chauncy Street to the intersection of said sideline and the northeasterly sideline of Rowe Place;

thence turning southeasterly and continuing along the northeasterly sideline of Rowe Place to the intersection of the northeasterly sideline of Rowe Place and the extended westerly sideline of the lot now or formerly of the Boston Edison Company;

thence turning southerly and continuing southeasterly and southerly along the lot line of property now or formerly of the Boston Edison Company to the intersection of said lot line and the northerly sideline of Essex Street;

thence turning easterly and continuing along the northerly sideline of Essex Street to the intersection of said sideline extended and the centerline of the right-of-way of the John F. Fitzgerald Expressway;

thence turning easterly and continuing along the northerly sideline of Essex Street to the intersection of said sideline extended and the centerline of the right-of-way of the John F. Fitzgerald Expressway;

thence turning southerly and continuing along the centerline of the right-of-way of the John F. Fitzgerald Expressway to the intersection of said centerline and the extended southerly sideline of Kneeland Street;

thence turning westerly and continuing along the southerly sideline of Kneeland Street to the intersection of said sideline and the westerly sideline of Tremont Street;

thence turning northerly and continuing along the westerly sideline of Tremont Street to the intersection of said sideline and the southerly lot line of the property now or formerly known as the Saxon Theatre;

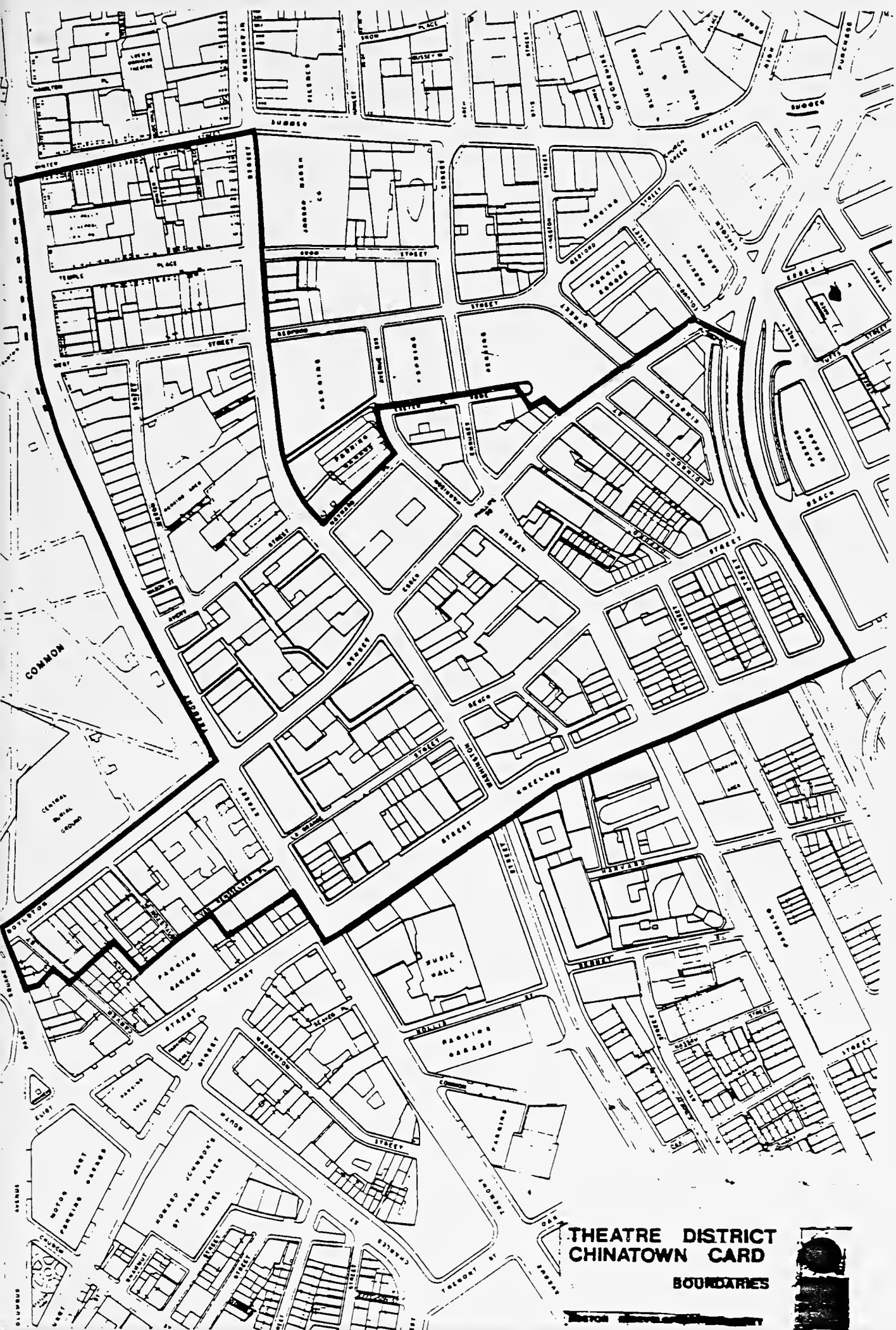
thence turning westerly and northerly and continuing along the southerly and westerly lot lines of the property now or formerly known as the Saxon Theatre to the intersection of the northerly lot line of said property and the northerly lot line of property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building;

thence turning westerly and continuing westerly, northerly and westerly along the northerly, easterly and northerly lot lines of the property now or

formerly of the Commonwealth of Massachusetts and known as the State Transportation Building to the intersection of the northerly lot line of said property and the easterly sideline of Park Square;

thence turning northerly and continuing along the easterly sideline of Park Square to the intersection of said sideline extended and the northerly sideline of Boylston Street;

thence turning easterly and continuing along the northerly sideline of Park Square to the intersection of said sideline and the westerly sideline of Tremont Street and the point of beginning.



**THEATRE DISTRICT
CHINATOWN CARD**

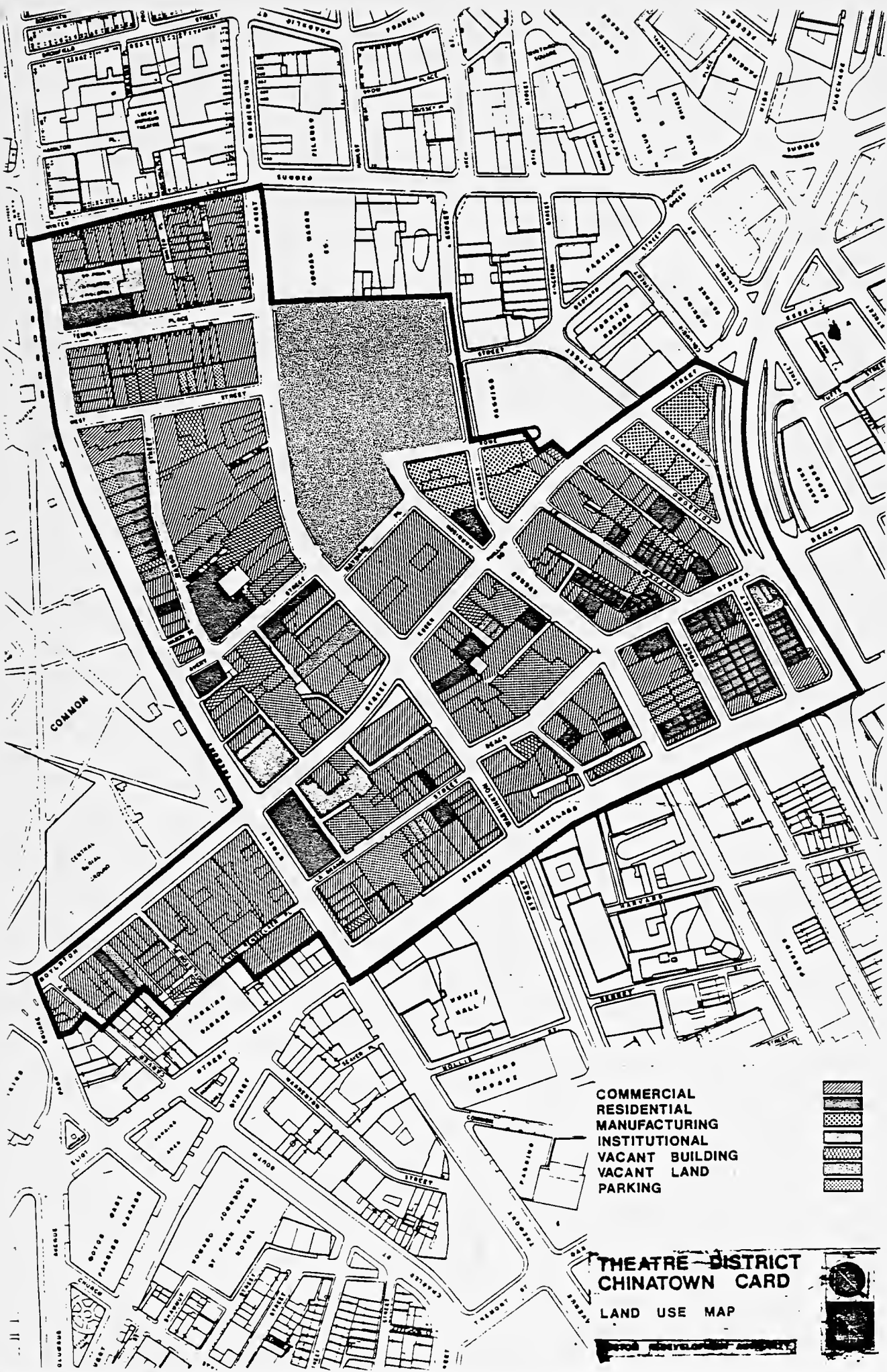
BOUNDARIES





**THEATRE DISTRICT
CHINATOWN CARD**
PROPOSED BOUNDARIES





COMMERCIAL
RESIDENTIAL
MANUFACTURING
INSTITUTIONAL
VACANT BUILDING
VACANT LAND
PARKING



**THEATRE DISTRICT
CHINATOWN CARD**
LAND USE MAP

2008 REDEVELOPMENT AGENCY



Notice of Public Hearing

City

The Planning and Development Committee of the Boston/Council will hold a public hearing on Tuesday, June 2, 1981 at 9:30 A.M. in the Council Chamber to discuss the extension of the Theatre District/Chinatown Commercial Area Revitalization District (CARD) to include the Lafayette Place Project.

The proposed Theatre District/Chinatown CARD encompasses that portion of the Theatre District and the Chinese Business District bounded by Tremont Street from Winter Street to Boylston Street, Boylston Street from Tremont Street to Charles Street, Park Square from Boylston Street to Eliot Street, Eliot Street from Park Square to Carver Street, the back lot line of the site of the new State Transportation Office Building between Carver Street and Tremont Street, Tremont Street from said back lot line to Stuart Street, Stuart Street from Tremont Street to Charles Street South, Charles Street South from Stuart Street to Tremont Street, Tremont Street from Charles Street South to Hollis Street, Hollis Street from Tremont Street to the back lot line of the Music Hall Theatre, said back lot line of the Music Hall Theatre from Hollis Street to Stuart Street, thence continuing down Stuart Street to Kneeland Street, Kneeland Street from Stuart Street to the Fitzgerald Expressway, the Fitzgerald Expressway from Kneeland Street to Columbia Street, Columbia Street from the Fitzgerald Expressway to Essex Street, Essex Street from Columbia Street to the back lot line of the Boston Edison Substation property, from Essex Street to Rowe Place, Rowe Place from said back lot line to Chauncy Street, Chauncy Street from Rowe Place to Avon Street, Avon Street from Chauncy Street to Washington Street, Washington Street from Avon Street to Winter Street, Winter Street from Washington Street to Tremont Street and the point of beginning.

A plan for the development of the extension of the Theatre District/Chinatown CARD will be presented at the hearing.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978 Chapter 495) authorized the use of tax-exempt industrial revenue bond financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization has been approved both by the City and by the Secretary of Communities and Development. A similar amendment to Chapter 23B makes approval of such a plan by the Secretary a pre-condition for the use of Urban Job Incentive Program Tax credits by commercial facilities. In the future, the State legislature may tie the availability of other incentives to CARD plan approvals.

PUBLISHER'S CERTIFICATE

Commonwealth of Massachusetts }
County of Suffolk }

ss.

On this 28th day of May A. D. 19 81

personally appeared before the undersigned, a Notary Public, within

and for the said county, Betty Walker

of the Boston Herald American a newspaper published by
The Hearst Corporation, in Boston, County of Suffolk, in the Common-
wealth of Massachusetts, and who being duly sworn, states on oath that the
Boston Redevelopment Authority Chinatown Comm. Area
Public Hearing 6/2/81 advertisement

was published in said newspaper in its issues of

May 22, A. D. 19 81

Betty Walker

Subscribed and sworn to before me, this 28th

day of May A. D. 19 81

Silence M. Ambrose

Notary Public

NOTICE OF
PUBLIC HEARING
Planning and Development
Committee of the Boston
City Council will hold a
public hearing on Tuesday,
June 2, 1981 at 9:30 A.M. in
the Council Chamber to dis-
cuss the extension of the The-
atre District/Chinatown
Commercial Area Revitaliza-
tion District (CARD) to in-
clude the Lafayette Place
project.
The proposed Theatre Dis-
trict/Chinatown CARD en-
compasses that portion of the
Theatre District and the Chi-
natown Business District bound-
ed by Tremont Street from
Stuart Street to Boylston
Street, Boylston Street from
Stuart Street to Charles
Street, Park Square from
Stuart Street to Elliot
Street, Elliot Street from
Park Square to Carver
Street, the back lot line of the
new State Trans-
mission Office Building be-
hind Carver Street and
Carver Street, Tremont
Street from said back lot line
to Stuart Street, Stuart Street
from Tremont Street to
Tremont Street South, Charles
Street South from Stuart
Street to Tremont Street,
Tremont Street from Charles
Street South to Hollis Street,
Hollis Street from Tremont
Street to the back lot line of
the Music Hall Theatre, said
back lot line of the Music Hall
Theatre from Hollis Street to
Hollis Street, thence contin-
uing down Stuart Street to
Island Street, Kneeland
Street from Stuart Street to
the Fitzgerald Expressway,
the Fitzgerald Expressway
from Kneeland Street to Col-
umbia Street, Columbia
Street from the Fitzgerald
Expressway to Essex Street,
Essex Street from Columbia
Street to the back lot line of
the Edison Substation,
thence from Essex Street
to Rowe Place, Rowe Place
from said back lot line to
Chauncy Street, Chauncy
Street from Rowe Place to
Avon Street, Avon Street
from Chauncy Street to
Washington Street, Washing-
ton Street from Avon Street
to Winter Street, Winter
Street from Washington
Street to Tremont Street
to point of beginning.
Also for the development of
the extension of the Theatre
District/Chinatown CARD
will be presented at the hear-
ing.
Section 12 of Chapter 40B of
the General Laws, as
amended (by Sections 1 and
2 of St. 1978 Chapter 495) au-
thorized the use of tax-
payers' industrial revenue
and financing for "commer-
cial enterprises" provided
that any such enterprise is lo-
cated in a district for which a
Commercial Area Revitaliza-
tion has been approved both
by the City and by the Sec-
retary of Communities and De-
velopment. A similar amend-
ment to Chapter 23B makes
approval of such a plan by
the Secretary a pre-condition
to the use of Urban Job In-
centive Program Tax credits
for commercial facilities. In
the future, the State legisla-
ture may tie the availability
of other incentives to CARD
plan approvals.
May 27

CITY OF BOSTON
IN CITY COUNCIL

WHEREAS, in accordance with Chapter 40D and 23D, Massachusetts General Laws, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (herein referred to as CARD Plans); and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial and mixed commercial and residential development that would be in the public interest of the citizens of Boston; and

WHEREAS, the redevelopment and proposed extension of the Theatre District/Chinatown CARD, the boundaries of which are described in the May 1981 configuration of the proposed CARD Plan, would result in physical redevelopment of said District and the creation of employment pursuant to the above-cited statutes:

NOW, THEREFORE, BE IT ORDERED BY THE BOSTON CITY COUNCIL:

1. That the Theatre District/Chinatown Commercial Area Revitalization District (herein referred to as the CARD) described in the May 1981 configuration is predominantly commercial geographic area; and
2. That implementation of the proposed CARD Extension will serve to avert and reverse the decay of the area covered by the plan and will help deter the movement of commercial enterprises into previously non-commercial area; and
3. That the Theatre District/Chinatown CARD Plan is hereby approved and said Plan shall be submitted to the Secretary of Communities and Development for approval.

In City Council June 3, 1981. Passed.

Approved by the Mayor June 5, 1981.

Attest:


City Clerk

Boston

June 4, 1981

Secretary Byron Matthews
Executive Office of Communities
and Development
Saltonstall Building
100 Cambridge Street
Boston, Mass. 02201

Dear Secretary Matthews:

I am an Attorney qualified to practice law in the Commonwealth of Massachusetts and as the Corporation Counsel of the City of Boston, I am the Attorney for the City of Boston.

I have reviewed the document entitled "Theatre District/Chinatown CARD Boundary Revisions, May 1981", certain notices of a public hearing held by the Boston City Council and a Resolution passed by the City Council and approved by the Mayor.

I find that the above CARD Plan and the approval of the Mayor and City Council as the local governing body of the City of Boston are in accordance with law.

Yours very truly,


Corporation Counsel

ELP



Kevin H. White, Mayor/LAW DEPARTMENT/Boston City Hall/City Hall Plaza 02201



Commonwealth of Massachusetts

Executive Office of Communities and Development

Office of the Secretary

100 Cambridge Street Room 1404 Boston, Massachusetts 02202 (617) 727-7765

Edward J. King, Governor
Byron J. Matthews, Secretary

June 15, 1981

The Honorable Kevin H. White
Mayor of the City of Boston
City Hall
Boston, Massachusetts 02202

Dear Mayor White:

We have received your request for approval of the Amended Theatre District/
Chinatown Commercial Area Revitalization District Plan.

We note that the governing body on June 5, 1981 approved the above mentioned plan as demarcating a Commercial Area Revitalization District. We further find, in accordance with the provisions of Chapter 40D (as amended by St. 1978, Chapter 495, Section 10) and of Chapter 23B (as amended by St. 1978, Chapter 499, Section 2) that:

1. The plan boundaries describe a predominately commercial geographic area;
2. That the plan's purpose shall be to prevent or avert and reverse the decay of the area covered by the plan;
3. That the plan will serve to avoid or correct the deterioration of an older commercial center resulting from the movement of commercial enterprises to previously non-commercial areas;
4. That the plan describes the area and sets forth the development or redevelopment, including public improvements, proposed to carry out the purpose of the plan.

We note that a public hearing was duly advertised and held on June 2, 1981. We find that these hearings and advertisements afforded ample opportunity for public comment and satisfy the hearing requirements of Section I.(4) of the Rules and Regulations for securing CARD Plan approvals.

We further note that the Boston Redevelopment Authority will be the overseeing agency for implementation of the CARD Plan.

Therefore, we hereby approve the Amended Theatre District/Chinatown
Commercial Area Revitalization District Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read "Byron J. Matthews", with a long horizontal flourish extending to the right.

Byron J. Matthews
Secretary

Executive Office of Communities
and Development

BJM/b

cc: Community File

Boston Redevelopment Authority

Robert J. Ryan, Director

June 11, 1981

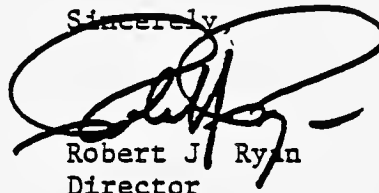
Secretary Byron Matthews
Executive Office of Communities
and Development
Saltonstall Building
100 Cambridge Street
Boston, Massachusetts 02201

Dear Secretary Matthews:

I am pleased to submit for your approval the attached "Theatre District/
Chinatown CARD Boundary Revisions, May 1981".

We look forward to your approval, as it will enable the Lafayette Place
Project to proceed.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'R. Ryan', is written over the word 'Sincerely' and the printed name below.

Robert J. Ryan
Director

THEATRE DISTRICT/CHINATOWN CARD
BOUNDARY REVISIONS, NOVEMBER 1981

CITY OF BOSTON
Kevin H. White, Mayor

BOSTON REDEVELOPMENT AUTHORITY
Robert L. Farrell, Chairman
Joseph J. Walsh, Vice-Chairman
James K. Flaherty, Treasurer
Clarence Jones, Member
William A. McDermott, Member
Kane Simonian, Secretary
Robert J. Ryan, Director

DESCRIPTION OF THE THEATRE DISTRICT/CHINATOWN

CARD PLAN CHANGES - NOVEMBER 1981

The November 1981 Theatre District/Chinatown CARD revision will extend existing Theatre District/Chinatown CARD boundaries. This extension will include the South End Urban Renewal Area Parcel 4 and permit the use of CARD financial incentives in the construction of the South Cove Manor Nursing Home. The aforementioned changes will not affect the overall CARD strategy outlined in the original CARD as established in November 1980.

REVISED CARD BOUNDARIES - NOVEMBER 1981

The Boundaries of the Theatre District/Chinatown CARD area are as follows:

Beginning at the intersection of the northerly sideline of Boylston Street and the westerly sideline of Tremont Street;

thence turning northerly and continuing northerly and northeasterly along the westerly sideline of Tremont Street to the intersection of said sideline and the extended southwesterly sideline of Winter Street;

thence turning southeasterly and continuing along the southwesterly sideline of Winter Street to the intersection of said sideline extended and the southeasterly sideline of Washington Street;

thence turning southwesterly and continuing along the southeasterly sideline of Washington Street to the intersection of said sideline and the northerly sideline of Avon Street;

thence turning easterly and continuing along the northerly sideline of Avon Street to the intersection of said sideline and the easterly sideline of Chauncy Street;

thence turning southerly and continuing along the easterly sideline of Chauncy Street to the intersection of said sideline and the northeasterly sideline of Rowe Place;

thence turning southeasterly and continuing along the northeasterly sideline of Rowe Place to the intersection of the northeasterly sideline of Rowe Place and the extended westerly sideline of the lot now or formerly of the Boston Edison Company;

thence turning southerly and continuing southeasterly and southerly along the lot line of property now or formerly of the Boston Edison Company to the intersection of said lot line and the northerly sideline of Essex Street;

thence turning easterly and continuing along the northerly sideline of Essex Street to the intersection of said sideline extended and the centerline of the right-of-way of the John F. Fitzgerald Expressway;

thence turning southerly and continuing along the centerline of the right-of-way of the John F. Fitzgerald Expressway to the intersection of said centerline and the extended southerly sideline of Kneeland Street;

thence turning westerly and continuing along the southerly sideline of Kneeland Street to the intersection of said sideline and fifteen feet from the easterly sideline of Tremont Street;

thence turning southerly along Tremont Street continuing through along Shawmut Avenue when Tremont Street becomes Shawmut Avenue at Broadway;

thence turning easterly for fifteen feet until reaching the easterly sideline of Shawmut Avenue 125.49 feet from the intersection of easterly sideline of Shawmut Avenue and the southerly sideline of Herald Street;

thence continue easterly for an additional 106.13 feet along the property owned by the Boston Redevelopment Authority;

thence turning southerly for 57.10 feet along property owned by the Boston Redevelopment Authority;

thence turning easterly for 54.30 feet, to Mayo Street along property owned by the Boston Redevelopment Authority;

thence turning southerly along the westerly edge of Mayo Street to the southerly sideline of Cobb Street;

thence turning westerly along the southerly sideline of Cobb Street to easterly sideline of Shawmut Avenue;

thence turnign northerly along the easterly sideline of Shawmut Avenue to the point which is 135.49 feet from the southerly sideline of Herald Street;

thence turning westerly until fifteen feet from the westerly sideline of Shawmut Avenue;

thence turning northerly fifteen feet from the westerly sideline of both Shawmut Avenue and Tremont Street, along Shawmut Avenue and continuing along Tremont Street when the street becomes Tremont Street at Broadway;

thence turning westerly at the intersection of Stuart Street and Tremont Street to the westerly sideline of Tremont Street;

thence turning northerly and continuing along the westerly sideline of Tremont Street to the intersection of said sideline and the southerly lot line of the property now or formerly known as the Saxon Theatre;

thence turning westerly and northerly and continuing along the southerly and westerly lot lines of the property now or formerly know as the Saxon Theatre to the intersection of the northerly lot line of said property and the northerly lot line of property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building;

thence turning westerly and continuing westerly, northerly and westerly along the northerly, easterly and northerly lot lines of the property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building to the intersection of the northerly lot line of said property and the easterly sideline of Park Square;

thence turning northerly and continuing along the easterly sideline of Park Square to the intersection of said sideline extended and the northerly sideline of Boylston Street;

thence turning easterly and continuing along the northerly sideline of Park Square to the intersection of said sideline and the westerly sideline of Tremont Street and the point of beginning.



**THEATRE DISTRICT
CHINATOWN CARD**

PROPOSED BOUNDARIES

BOSTON REDEVELOPMENT AUTHORITY



Notice of Public Hearing

The Planning and Development Committee of the Boston City Council will hold a public hearing on Friday, March 19, 1982 at 10:00 A.M. in the Council Chamber to discuss the extension of the Theatre District/Chinatown Commercial Area Revitalization District (CARD) to include the South Cove Nursing Home.

The proposed Theatre District/Chinatown CARD encompasses that portion of the Theatre District and the Chinese Business District bounded by the:

Beginning at the intersection of the northerly sideline of Boylston Street and the westerly sideline of Tremont Street;

thence turning northerly and continuing northerly and northeasterly along the westerly sideline of Tremont Street to the intersection of said sideline and the extended southwesterly sideline of Winter Street;

thence turning southeasterly and continuing along the southwesterly sideline of Winter Street to the intersection of said sideline extended and the southeasterly sideline of Washington Street;

thence turning southwesterly and continuing along the southeasterly sideline of Washington Street to the intersection of said sideline and the northerly sideline of Avon Street;

thence turning easterly and continuing along the northerly sideline of Avon Street to the intersection of said sideline and the easterly sideline of Chauncy Street;

thence turning southerly and continuing along the easterly sideline of Chauncy Street to the intersection of said sideline and the northeasterly sideline of Rowe Place;

thence turning southeasterly and continuing along the northeasterly sideline of Rowe Place to the intersection of the northeasterly sideline of Rowe Place and the extended westerly sideline of the lot now or formerly of the Boston Edison Company;

thence turning southerly and continuing southeasterly and southerly along the lot line of property now or formerly of the Boston Edison Company to the intersection of said lot line and the northerly sideline of Essex Street;

thence turning easterly and continuing along the northerly sideline of Essex Street to the intersection of said sideline extended and the centerline of the right-of-way of the John F. Fitzgerald Expressway;

thence turning southerly and continuing along the centerline of the right-of-way of the John F. Fitzgerald Expressway to the intersection of said centerline and the extended southerly sideline of Kneeland Street;

thence turning westerly and continuing along the southerly sideline of Kneeland Street to the intersection of said sideline and fifteen feet from the easterly sideline of Tremont Street;

thence turning southerly along Tremont Street continuing through along Shawmut Avenue when Tremont Street becomes Shawmut Avenue at Broadway;

thence turning easterly for fifteen feet until reaching the easterly sideline of Shawmut Avenue 125.49 feet from the intersection of easterly sideline of Shawmut Avenue and the southerly sideline of Herald Street;

thence continue easterly for an additional 106.13 feet along the property owned by the Boston Redevelopment Authority;

thence turning southerly for 57.10 feet along property owned by the Boston Redevelopment Authority;
thence turning easterly for 54.30 feet, to Mayo Street along property owned by the Boston Redevelopment Authority;
thence turning southerly along the westerly edge of Mayo Street to the southerly sideline of Cobb Street;
thence turning westerly along the southerly sideline of Cobb Street to easterly sideline of Shawmut Avenue;
thence turnign northerly along the easterly sideline of Shawmut Avenue to the point which is 135.49 feet from the southerly sideline of Herald Street;
thence turning westerly until fifteen feet from the westerly sideline of Shawmut Avenue;
thence turning northerly fifteen feet from the westerly sideline of both Shawmut Avenue and Tremont Street, along Shawmut Avenue and continuing along Tremont Street when the street becomes Tremont Street at Broadway;
thence turning westerly at the intersection of Stuart Street and Tremont Street to the westerly sideline of Tremont Street;
thence turning northerly and continuing along the westerly sideline of Tremont Street to the intersection of said sideline and the southerly lot line of the property now or formerly known as the Saxon Theatre;
thence turning westerly and northerly and continuing along the southerly and westerly lot lines of the property now or formerly know as the Saxon Theatre to the intersection of the northerly lot line of said property and the northerly lot line of property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building;
thence turning westerly and continuing westerly, northerly and westerly along the northerly, easterly and northerly lot lines of the property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building to the intersection of the northerly lot line of said property and the easterly sideline of Park Square;
thence turning northerly and continuing along the easterly sideline of Park Square to the intersection of said sideline extended and the northerly sideline of Boylston Street;
thence turning easterly and continuing along the northerly sideline of Park Square to the intersection of said sideline and the westerly sideline of Tremont Street and the point of beginning.

A plan for the development of the extension of the Theatre District/ Chinatown CARD will be presented at the hearing.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978 Chapter 495) authorized the use of tax-exempt industrial revenue bond financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization has been approved both by the City and by the Secretary of Communities and Development. A similar amendment to Chapter 23B makes approval of such a plan by the Secretary a pre-condition for the use of Urban Job Incentive Program Tax credits by commercial facilities. In the future, the State legislature may tie the availability of other incentives to CARD plan approvals.

1982 Mar -9 April 11

NOTICE OF PUBLIC HEARING

The Planning and Development Committee of the Boston City Council will hold a public hearing on Friday, March 19, 1982 at 10:00 A.M. in the Council Chamber to discuss the extension of the Theatre District/Chinatown Commercial Area Revitalization District (CARD) to include the South Cove Nursing Home.

The proposed Theatre District/Chinatown CARD encompasses that portion of the Theatre District and the Chinese Business District bounded by the:

Beginning at the intersection of the northerly side of Boviston Street and a westerly sideline of Tremont Street; thence turning northerly and continuing along the westerly sideline of Tremont Street to the intersection of said sideline and the extended southerly sideline of Winter Street; thence turning southeasterly and continuing along the southeasterly sideline of the intersection of said sideline of Washington Street; thence turning southeasterly and continuing along the southeasterly sideline of the intersection of said sideline and the northerly side of Avon Street; thence turning easterly and continuing along the northerly side of Avon Street to the intersection of said sideline and the easterly sideline of Chauncy Street; thence turning southerly and continuing along the easterly sideline of Chauncy Street to the intersection of said sideline and the northeasterly sideline of Rowe Place; thence turning southeasterly and continuing along the northeasterly sideline of Rowe Place to the intersection of the northeasterly sideline of Rowe Place and the extended westerly side of the lot now or formerly of the Boston Edison Company; thence turning southerly and continuing along the lot line of property now or formerly of the Boston Edison Company to the intersection of said lot line and the northerly side of Essex Street; thence turning easterly and continuing along the northerly side of Essex Street to the intersection of said sideline and the centerline of the John F. Fitzgerald Expressway; thence turning southerly and continuing along the centerline of the right-of-way of the John F. Fitzgerald Expressway to the intersection of said centerline and the extended southerly side of Kneeland Street; thence turning westerly and continuing along the southerly side of Kneeland Street to the intersection of said sideline and fifteen feet from the easterly side of Tremont Street; thence turning southerly along Tremont Street continuing through along Shawmut Avenue when Tremont Street becomes Shawmut Avenue at Broadway; thence turning easterly for fifteen feet until reaching the easterly side of Shawmut Avenue 125.49 feet from the intersection of easterly side of Shawmut Avenue and the southerly side of Herald Street; thence continuing easterly for an additional 106.13 feet along the property owned by the Boston Redevelopment Authority; thence turning southerly for 57.10

feet along property owned by the Boston Redevelopment Authority; thence turning easterly for 54.30 feet to Mayo Street along property owned by the Boston Redevelopment Authority; thence turning southerly along the westerly edge of Mayo Street to the southerly side of Cobb Street; thence turning westerly along the southerly side of Cobb Street to the easterly side of Shawmut Avenue; thence turning northerly along the easterly side of Shawmut Avenue to the point which is 135.49 feet from the southerly side of Herald Street; thence turning westerly until fifteen feet from the westerly side of Shawmut Avenue; thence turning northerly fifteen feet from the westerly side of both Shawmut Avenue and Tremont Street, along Shawmut Avenue and continuing along Tremont Street when the street becomes Tremont Street at Broadway; thence turning westerly at the intersection of Stuart Street and Tremont Street to the westerly side of Tremont Street; thence turning northerly and continuing along the westerly side of Tremont Street to the intersection of said sideline and the southerly lot line of the property now or formerly known as the Saxon Theatre; thence turning westerly and northerly and continuing along the southerly and westerly lot lines of the property now or formerly known as the Saxon Theatre to the intersection of the northerly lot line of said property and the northerly lot line of property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building; thence turning westerly and continuing westerly, northerly and westerly along the northerly, easterly and northerly lot lines of the property now or formerly of the Commonwealth of Massachusetts and known as the State Transportation Building to the intersection of the northerly lot line of said property and the easterly side of Park Square; thence turning northerly and continuing along the easterly side of Park Square to the intersection of said sideline and the northerly side of Boviston Street; thence turning easterly and continuing along the northerly side of Park Square to the intersection of said sideline and the westerly side of Tremont Street and the point of beginning.

A plan for the development of the extension of the Theatre District/Chinatown CARD will be presented at the hearing.

Section 12 of Chapter 40D of the General Laws as amended (by Sections 1 and 10 of St. 1978 Chapter 495) authorized the use of tax-exempt industrial revenue bond financing for "commercial enterprises" provided that any such enterprise is located in a district for which a Commercial Area Revitalization has been approved both by the City and by the Secretary of Communities and Development. A similar amendment to Chapter 23B makes approval of such a plan by the Secretary a precondition for the use of Urban Job Incentive Program Tax credits by commercial facilities. In the future, the State legislature may tie the availability of other incentives to CARD plan approvals.

Mar 9

ISHER'S CERTIFICATE

of Massachusetts }
of Suffolk }

ss.

9th day of March A. D. 19 82

red before the undersigned, a Notary Public, within

county, Florence M. Ambrose

on Herald American a newspaper published by
poration, in Boston, County of Suffolk, in the Common-
husetts, and who being duly sworn, states on oath that the
development Authority-
Theatre Dist & Chinatown advertisement

said newspaper in its issues of

March 9, A. D. 1982

Florence M. Ambrose

ad sworn to before me, this 9th

A. D. 19 82

Notary Public

CITY OF BOSTON
IN CITY COUNCIL

WHEREAS, in accordance with Chapter 40D and 23D, Massachusetts General Laws, as amended, the Commonwealth of Massachusetts acting by and through the Secretary of Communities and Development may approve Commercial Area Revitalization District Plans (herein referred to as CARD Plans); and

WHEREAS, such approval is a precondition for the use of various state financial incentives for commercial and mixed commercial and residential development that would be in the public interest of the citizens of Boston; and

WHEREAS, it is the intention of the City to extend the boundaries of the Theatre District/Chinatown CARD as discussed in the November 1981 configuration of the proposed CARD plan in order to enable the South Cove Nursing Facilities Foundation, Inc., a non-profit corporation organized under the laws of the Commonwealth of Massachusetts, to seek industrial revenue bond financing for the construction of a 100 bed nursing home on South End Urban Renewal Area Parcel 4, and

WHEREAS, the Application for Certificate of Need, dated April 5, 1979, filed by South Cove Nursing Facilities Foundation, Inc., to the Department of Public Health of the Commonwealth of Massachusetts for a 100 bed facility, as subsequently amended with respect to the site, specified that the facility will address the needs of the Chinese elderly and will specifically serve elderly persons from the Chinatown/South Cove area, the South End, and the Brighton/Allston area as well as those who reside in the New England area, and

WHEREAS, the Certificate of Need was issued by the Department of Public Health of the Commonwealth of Massachusetts on July 14, 1979, and the City Council is concerned that elderly members of the Local Chinese Community be given priority in admission to such facility, and

WHEREAS, South Cove Nursing Facilities Foundation, Inc. agrees to use its best efforts, consistent with the level of care and related medical admission criteria, to give priority admission to elderly Chinese persons from the Chinatown/South Cove area, and the South End, and

WHEREAS, the redevelopment and proposed extension of the Theatre District/Chinatown CARD, the boundaries of which are described in the November 1981 configuration of the proposed CARD Plan, would result in physical redevelopment of said District and the creation of employment pursuant to the above-cited statutes:

NOW, THEREFORE, BE IT ORDERED BY THE BOSTON CITY COUNCIL:

1. That the Theatre District/Chinatown Commercial Area Revitalization District (herein referred to as the CARD) described in the November 1981 configuration is a predominantly commercial geographic area; and
2. That implementation of the proposed CARD Extension will serve to avert and reverse the decay of the area covered by the plan and will help deter the movement of commercial enterprises into previously non-commercial area; and
3. That the Theatre District/Chinatown CARD Plan is hereby approved and that said Plan shall be submitted to the Secretary of Communities and Development for approval.

In City Council March 24, 1982. Passed.

Approved by the Mayor April 2, 1982.

Attest:


City Clerk



City of Boston
Law Department

April 12, 1982

Secretary Byron Matthews
Executive Office of Communities
and Development
Saltonstall Building
100 Cambridge Street
Boston, Massachusetts 02201

Room 615
Boston City Hall
Boston, Massachusetts 02201
617/725-4034

Harold J. Carroll
Corporation Counsel

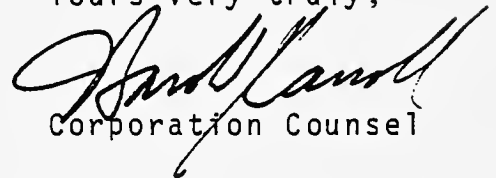
Dear Secretary Matthews:

I am an Attorney qualified to practice law in the Commonwealth of Massachusetts and as the Corporation Counsel of the City of Boston, I am the Attorney for the City of Boston.

I have reviewed the document entitled "Theatre District/Chinatown CARD Boundary Revisions, November 1981", certain notices of a public hearing held by the Boston City Council and a Resolution passed by the City Council and approved by the Mayor.

I find that the above CARD Plan and the approval of the Mayor and City Council as the local governing body of the City of Boston are in accordance with law.

Yours very truly,


Corporation Counsel

Boston Redevelopment Authority

Robert J. Ryan, Director

April 13, 1982

Secretary Byron Matthews
Executive Office of Communities
and Development
Saltonstall Building
100 Cambridge Street
Boston, Mass. 02201

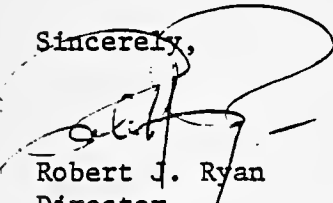
Dear Secretary Matthews:

I am pleased to submit for your approval the attached "Theatre District/
Chinatown CARD Boundary Revisions, November 1981".

Amending the CARD plan will enable the South Cove Nursing Facilities
Foundations, Inc. to proceed at a time when this type of facility is
needed for Chinatown area residents.

We look forward to your approval of the Theatre District/Chinatown CARD
amendment.

Sincerely,



Robert J. Ryan
Director



Commonwealth of Massachusetts

Executive Office of Communities and Development

Office of the Secretary

100 Cambridge Street Room 1404 Boston, Massachusetts 02202 (617) 727-7765

Edward J. King, Governor
Byron J. Matthews, Secretary

April 14, 1982

The Honorable Kevin H. White
Mayor of the City of Boston
City Hall
Boston, MA 02202

Dear Mayor White:

We have received your request for approval of the Amended Theatre District/
Chinatown Commercial Area Revitalization District Plan.

We note that the governing body on April 12, 1982 approved the above-mentioned plan as demarcating a Commercial Area Revitalization District. We further find, in accordance with the provisions of Chapter 40D (as amended by St. 1978, Chapter 495, Section 10) and of Chapter 23B (as amended by St. 1978, Chapter 499, Section 2) that:

1. The plan boundaries describe a predominately commercial geographic area;
2. That the plan's purpose shall be to prevent or avert and reverse the decay of the area covered by the plan;
3. That the plan will serve to avoid or correct the deterioration of an older commercial center resulting from the movement of commercial enterprises to previously non-commercial areas;
4. That the plan describes the area and sets forth the development or re-development, including public improvements, proposed to carry out the purpose of the plan.

We note that a public hearing was duly advertised and held on March 9, 1982. We find that these hearings and advertisements afforded ample opportunity for public comment and satisfy the hearing requirements of Section I (4) of the Rules and Regulations for securing CARD Plan approvals.

We further note that the Boston Redevelopment Authority will be the over-seeing agency for implementation of the CARD Plan.

Therefore, we hereby approve the Amended Theatre District/Chinatown Commercial Area Revitalization District Plan.

Sincerely,


Byron J. Matthews
Secretary

BJM/cr

An Equal Opportunity/Affirmative Action Employer

CBD
B65M
1980

APPLICATION FOR THE DESIG...

